APPLICATION NO:
F/2000/1665

LOCATION:
Foxglade Farm Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr N Oldland C/O L A McAndrew Romans Professional Services

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE FR7

Appeal Decision

Site visit made on 24 January 2001

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

by C. Hughes BA (Hons) Dip TP MRTPI

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

Date
08 FEB 2001

Appeal Ref: APP/X0360/A/00/1052738
Foxglade Farm, Lower Sandhurst Road, Finchampstead

- 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 N Oldland against the decision of Wokingham District Council.
- The application (ref:F/2000/1665), dated 5 June 2000, was refused by notice dated 17 July 2000.
- The development proposed is a 2 storey residential rear extension.

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

Main Issue

1. The main issue is the effect of the proposed extension on the character of the open countryside forming part of an Area of Special Landscape Importance (ASLI).

Planning Policy

2. The development plan consists of the Berkshire Structure Plan (1997) and the South East Area Local Plan (1994) (SEALP). The draft Wokingham District Local Plan as proposed to be modified has reached an advanced stage in its preparation and is therefore a weighty material consideration.

3. Policies C2 of the structure plan, SC19 of the SEALP and WCC7 of the draft local plan are intended to protect the countryside. Policy SC19 aims to prevent the countryside from having an increasingly urbanised appearance and to preserve the range of house types available in rural areas. This policy generally does not approve major extensions or any proposal which has an adverse impact on the rural environment. It takes account of the cumulative effect of all extensions to the original building.

4. Although the Council does not refer to this, it also appears that the appeal site is located in an ASLI. The objectives of policies C8 of the structure plan, SC3 of the SEALP and WLL2 of the draft local plan are to avoid damage to the rural character and special landscape qualities of ASLIs.

Reasons

5. The appeal site lies in an area of sporadic development in open countryside. Although it is partly screened, it is visible from footpaths in the Blackwater Valley to the south. Nevertheless, given that there has been a dwelling on the land since at least 1965, the present house does not have a particularly urban appearance, because of the patina of age derived from its materials.

6. The cumulative effect of the proposed extension and those of 1965 would be to increase the floorspace of the original dwelling by 151%. This would amount to a major extension of the original building, contrary to SEALP policy SC19. However, an important material consideration is the fact that the original dwelling had been substantially extended well before the SEALP policy came into effect. By that time the present scale of the appeal building must have been well established.

7. The appeal proposal would increase the footprint of the existing building by 18% (24 sqm). The extension would partly fill in the south west corner of the present roughly L shaped building, and would not increase the height of the house or project beyond any existing building line. It would hide the untidy element of the rear elevation and would match the southern face of the rear wing of the property. This balanced design, if implemented in materials matching those existing, would improve the appearance of the house. From close to or from a distance, the extension would be seen against the backdrop of the existing building, and in the context of the several structures on the appeal site and on the neighbouring property to the west. In these surroundings the proposed development would not appear as a major extension or as a significant alteration to the scale of the dwelling or the scale of development on site. To my mind there would be no harm to the countryside and landscape protection objectives of the policies summarised above.

Conclusions

8. In my opinion the conflict with SEALP policy SC19 is outweighed by the material considerations that there would be no harm to the objectives of policies and that the appearance of the dwelling would be improved. As far as the range of rural dwellings is concerned, the house is already a substantial 4 bedroom property and this proposal would not lead to the loss of a small affordable dwelling.

9. I have seen the alleged precedent sites, but my decision is based on the planning merits of the appeal scheme. I have taken account of all other matters raised but these matters are outweighed by the considerations leading to my decision.

Formal Decision

10. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a 2 storey residential rear extension at Foxglade Farm, Lower Sandhurst Road, Finchampstead, in accordance with the terms of the application [No:F/2000/1665] dated 5 June 2000, and the plans submitted therewith, subject to the following conditions:

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

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

Information

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

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

13. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

C. Hughes

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Oldland
C/O L A McAndrew Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/1665

Parish: **FINCHAMPSTEAD**

Location: **Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Proposed two storey 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. The proposed extension together with the existing extensions to the dwelling would cumulatively result in excessive extension and alteration to the scale of the dwellings, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1665 / HO
BUILDING CONTROL NUMBER.	FP2001/1867 Andy.
~~APPLICANT~~/AGENT	Mr L.A. McAndrew.
ADDRESS OF SITE	Foxglade Farm, Lower Sandhurst Road FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A00-087.03	A00-087.03.
ELEVATIONS	A00-087.05	A00-087.02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	8/2/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Angi. Rang Rowans. The BC plans more accurate.	BC plan elevations do not correspond with DC.	
DATE Tel. 936.6699.	22/5/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for DC file	22/5/01.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6445

Date: **14 June 2000**

My ref: F/2000/1665

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/1665
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1665**
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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 Long

A large increase again in that area!
This house can be seen from a long way if walking along the public footpath to + along the Blackwater-

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

PLANNING SERVICES	HPT 32812
POL	TLS
DC	ENF
APP	
CS	
09 AUG 2000	
COPIES TO:	ACK:

Mrs Angela Odell
~~Planning Services~~
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref.: WJ/ap/A00/087

8th August 2000

Dear Mrs Odell

Re: Application No. F/2000/1665
FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

I would like to take this opportunity to confirm our meeting at the above site on Thursday 7th September at 10.30am.

I hope this is satisfactory and look forward to seeing you then.

Yours sincerely,

WARREN JOSEPH

Architectural Department Manager
Direct Line: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-Mail: wjoseph@romans.co.uk

c.c. Neil Oldand

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 572688496

ROMANS

1665

The Planning Inspectorate

Room 1201
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

PLANNING SERVICES	HPT
POL	TLS
Direct Line	0117-9878099
Switchboard	0117-9878000
Fax No	0117-9878804
GTN	1374-8099
COPIES TO:	ACK:
	FILE:

06 JAN 2001

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 4 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

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 J G Roberts BSc (Hons) DipTP MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 13:30 on Tuesday 23/1/2001 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

N. Nash

Mrs N Nash

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

209D

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

Mrs C Dodsworth
Development Control/Building Control Liaison Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 43605
POL	TLS
DC	ENF
APP	
CS	
23 MAY 2001	
COPIES TO:	ACK:
	FILE:

Our ref: LM/kal/A01/WT7

22nd May 2001

Dear Mrs Dodsworth

RE: FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD

Further to our telephone conversation this afternoon, please find enclosed two copies of drawings 5 and 6, incorporating accurate window head, eaves and ridge levels.

I trust the enclosed is satisfactory however should you require any further information then please do not hesitate to contact me.

Yours sincerely

pp **LUKE McANDREW**
ROMANS ARCHITECTURAL SERVICES

Direct Line: 0118 936 6691
Email: lmcandrew@romans.co.uk

Encs

Head Office
4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6699
Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel
0121 434 3128
Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel
02380 820110
Fax
02380 820119

www.romans.co.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 June, 2001
My ref. F/2000/1665
Your ref. LM/kal/A01/WT7

Romans
4 King Street Lane
Winnersh
READING
RG41 5AS

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

Dear Mr McAndrew

PLANNING APPLICATION F/2000/1665
PROPOSED TWO STOREY EXTENSION TO DWELLING AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD

Thank you for your letter of 22 May and enclosed drawings Nos. A00-087/05 & 06 showing accurate window head, eaves and ridge levels. I confirm the plans are accepted as a minor amendment to the above consent.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

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

Tel: (0118) 974 6445

Date: **14 June 2000**

My ref: F/2000/1665

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/1665
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1665**
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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 Long

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

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

Tel: (0118) 974 6445

Date: **14 June 2000**

My ref: F/2000/1665

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/1665
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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 **Angela Odell** on **(0118) 974 6445.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1665**
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed two storey 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 Cockroft

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

Applicationo	Name & Address
F/2000/1665	Mr & Mrs Davies Greenacres Lower Sandhurst Road Finchampstead Wokingham Berks RG40 3TH

App refused,
Letter sent 20/07/00

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1665

Applicant : Mr N Oldland C/O L A McAndrew Romans Professional Services.

Location : Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 06/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 01/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Parish Council: No objections.

- HW officer: No objection subject to a condition
- Letter of support; carside size not extn. not inconsistent with policy & would improve appearance of house.
- EHO No objections.

Planning Issues : 1. Effect on character & appearance of area.

Application Number: F/2000/1665

Appraisal :

1/ Site is in countryside + ASLI.
Original dwelling ≃ 101 m². Existing + proposed ext^ns = 153 m².
(Approx. 55 m² of this is currently proposed). Therefore as
property already nearly double its original size, consider the
further 55 m² would be in breach of policies ~~SRC~~ SC19/~~WC~~ C7.
Although ext^n at rear and in 'L' of existing dwelling, the
site is open to the rear, consider unacceptable effect on
policies and character + appearance of area (adjacent land is proposed
country park).

2/ No significant adverse effect on neighbouring property.

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

Application Number F/2000/1665
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed extension, together with the existing extensions to the dwelling, would cumulatively result in excessive extension and alteration to the scale of the dwelling, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to SEALP Policy SC19 and to WDLP(II) Policy WCC7.

John Metcalfe
17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Foxglade Farm Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1665

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area with sporadic dent.

3. DESCRIPTION OF SITE/BUILDING Existing house, stables + garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected, as ext^n will be block by garage fm west. Open to rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING from Lower Sandhurst Rd. plenty of parking

LEVELS Slopes down slightly to south.

BOUNDARY TREATMENT

OTHERS

A6

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2000/1666.5 relates.

Address of site Foxglade Farm
Lower Sandhurst Rd Finchampstead

Signed Neil Allard

Date 21/6/2000

PLANNING

POL	TLS
DC	ENF
APP	
CS	

22 JUN 2000

COPIES TO:	ACK:
	FILE:

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 14 June 2000

Application Number: F/2000/1665

Proposal: Proposed two storey rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr N Oldland C/O L A McAndrew Romans Professional Services.

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 (INSERT: ~~CAR~~ PARKING + TURNING).

SR:06

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: Foxglade Farm, Lower Sandhurst Road, Finchampstead.

Proposal: Proposed two storey rear extension to dwelling.

Application Number: F/2000/1665

In response to your consultation dated 14th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable but the applicant should submit an additional drawing to show new native tree and hedgerow planting in adjacent field boundaries as some screen planting to the proposed development. The rear of the dwelling looks over the Blackwater valley and lakes where there are many public footpath walks and leisure activities. Some reinforcement of the sparse field boundaries near the property would provide visual screening of the dwelling which is on rising ground.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Angela Odell

DATE: 14 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1665

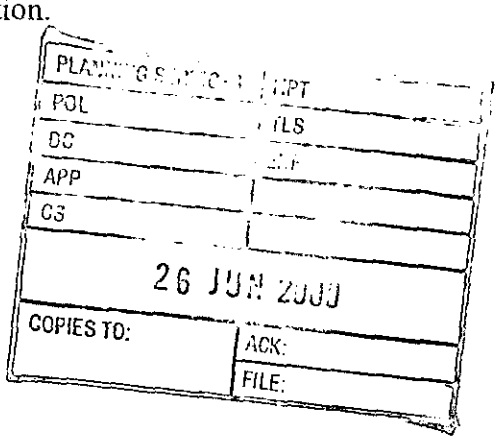
Proposal: Proposed two storey rear extension to dwelling..

Site Address: Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr N Oldland C/O L A McAndrew Romans Professional Services.

Your observations are required in respect of this application **by 09/07/2000** .

The Parish Council has no objections to this application.



SIGNED: C.S.Cl

DATE: 26 JUN 2000

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
[illegible]	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO RM/JS	ACK:
	FILE:

From: John Mullaney, Environmental Health — My Ref:

To: Angela Odell, Planning — Your Ref:

Date: 19 June, 2000

APPLICATION NO F/2000/1665
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING
LOCATION: FOXGLADE FARM LOWER SANDHURST ROAD
FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH
17th June 2000

Planning Department.
Wokingham District Council
Shute End.

Dear Ms Odell

F/2000/1665 Foxglade Farm Lower Sandhurst Road

Thank you for notification of the above application for a two storey rear extension to the property. We note, from looking at the plans, that this extension incorporates existing ground floor accommodation.

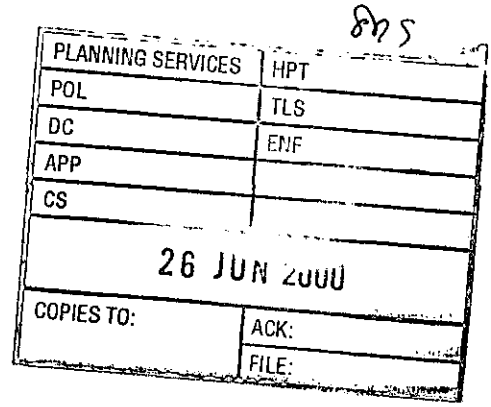
The size of the extension is not inconsistent with local planning policy. The increase in overall footprint is small and the extension comes into line with an existing building line. The materials and finish would appear to be matched to the existing building. The extension will in fact have the effect of improving the existing, rather untidy, appearance of the house from the southern aspect.

For the above reasons we write to support granting the above application.

Thank you for your attention.

Yours sincerely

Anne and Jeremy Davies.



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/JS

To: Angela Odell, Planning — Your Ref:

Date: 19 June, 2000

APPLICATION NO F/2000/1665
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING
LOCATION: FOXGLADE FARM LOWER SANDHURST ROAD
FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer

PLANNING SERVICES
POL
COPIES TO:
FI.

Received by Wokingham District Council

Application No: F/2000/1665

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 JUN 2000
Officer: AO	Application No. F/2000/1665

Map No. 122 Site 033

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: FOXGLADE FARM LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch. South.

14.6.2000.

Applicant: MR N OLDLAND

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

Enforcement Section (3) 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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....

Landscape — Area of Special Landscape Importance ✓

Trees .....

Conservation Officer .....

Environmental Health ← 250m landfill Site consultation

Housing .....

Leisure & Cultural services ..... ✓

Public Rights of Way — Pro way runs through site

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways 0 : ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS: (Rural Area)

.....

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N.T. moor Green Farm, Craigfoot, Green Acres } Sandhurst Road ✓

.....

.....

.....

.....

.....

.....

.....

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

06 JUN 2000* 1665

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

Our Ref.: LM/dlw/A00/087

5th June 2000.

Dear Sir,

Re: Proposed Rear Extension at Foxglade Farm, Finchampstead

Please find enclosed the following documentation in support of our detailed planning application for a two-storey rear extension to the above property:

1. Six completed householder planning application forms.
2. Six copies of drawing numbers A00/087/0, A00/087/02 and A00/087/03.
3. Six copies of a site location plan with the site outlined in red.
4. A cheque to the sum of £95.00 for the application.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement with regards to this application. If you require any further information please do not hesitate to contact me on my direct telephone line below.

Yours faithfully

LUKE McANDREW BSc

Direct Line: (0118) 936 6611
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 572688496

ROMANS

Environmental Services

For office use only.
Application number: CC.JUN.2010* 1665

Householder planning application form

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

1	Your name	MR. NEIL. OLDLAND
	Address and postcode	FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD, RG40 3TH.
	Phone number	
	Agent's Name	L-A- McANDREW.
	Address and postcode	ROMANS PROFESSIONAL SERVICES 4 KING STREET LANE, WINNERSH BERKSHIRE RG41 5AS
	Phone number	01189 366699
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD RG40 3TH.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY RESIDENTIAL 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. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	OAK TIMBER, BRICKWORK, PLAIN CLAY TILES. ALL TO MATCH EXISTING.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: L.A. Wheeler on behalf of MR. N. OLDLAND

Date 05.06.2000

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



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

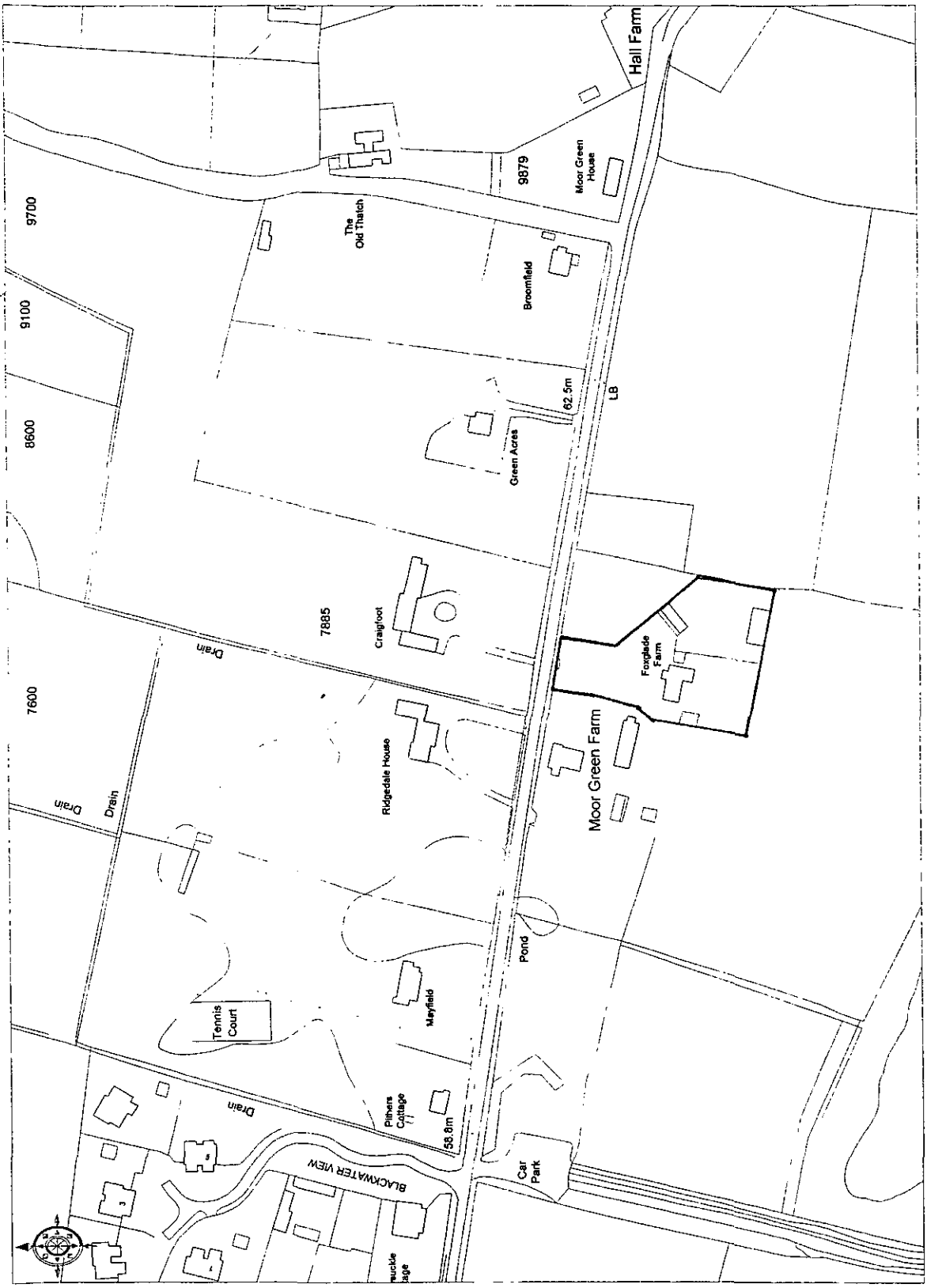
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 2500

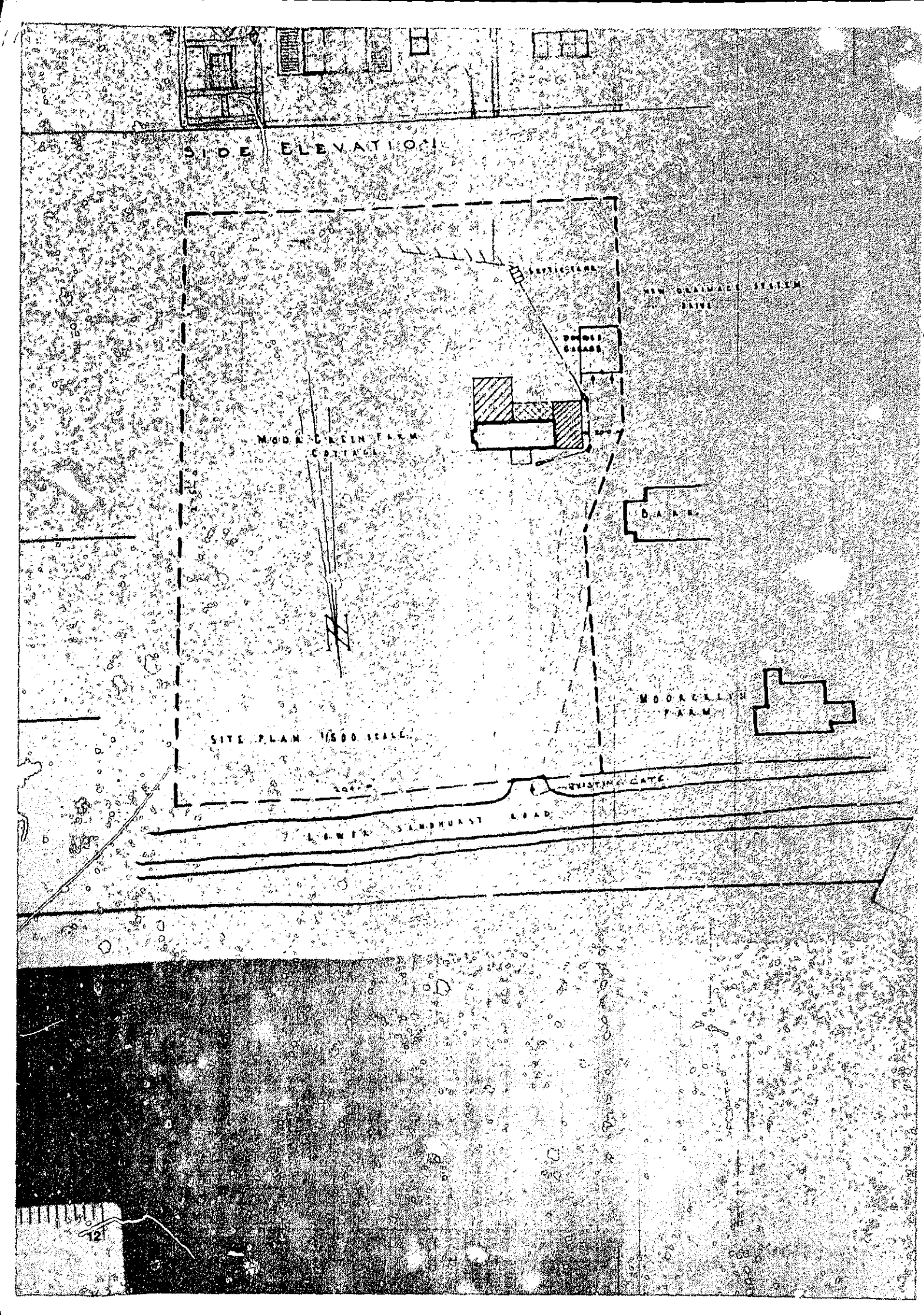
N
W E
S

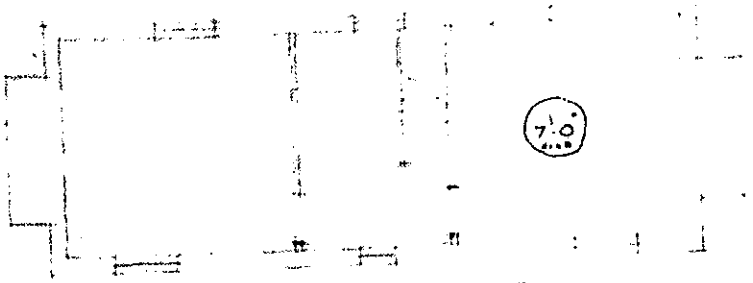
06 JUN 2000* 1665



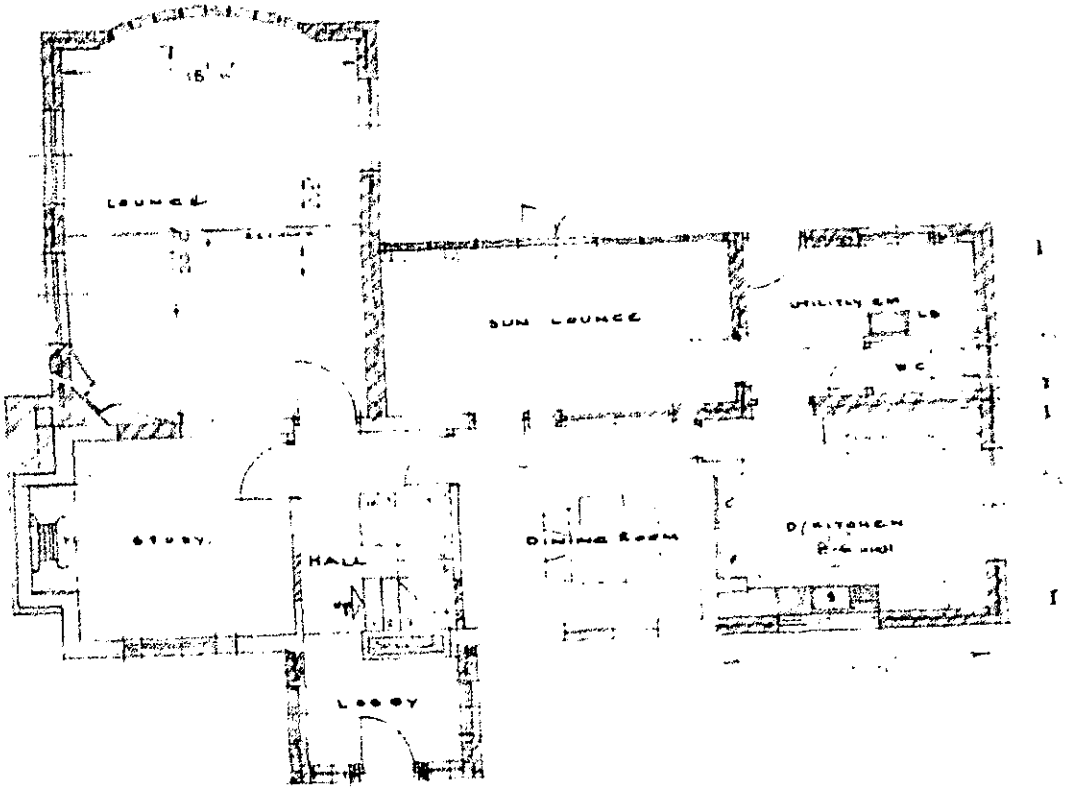
© Crown copyright 2000 All rights reserved Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd

REFUSED

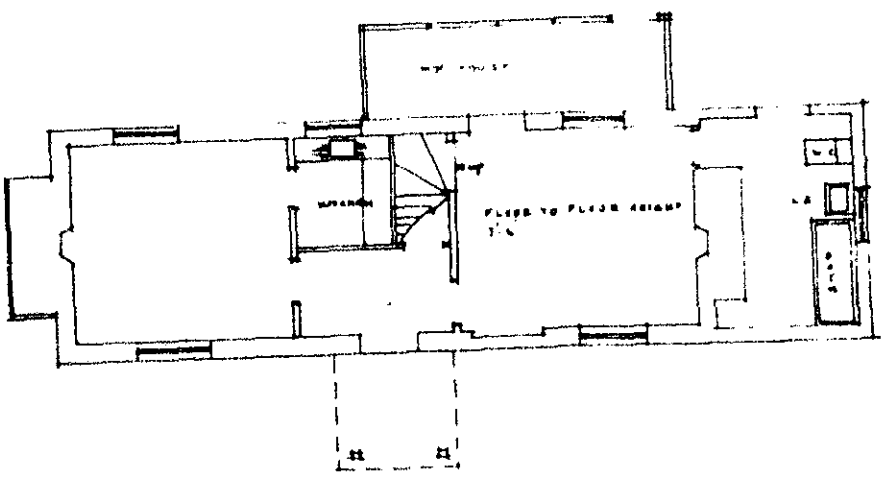

SIDE ELEVATION
SEPTIC TANK
NEW DRAINAGE SYSTEM
DOUBLE GARAGE
MOOR GREEN FARM COTTAGE
BARN
MOORCLIFF FARM
SITE PLAN 1/500 SCALE
EXISTING GATE
LOWER SANDHURST ROAD



FIRST FLOOR PLAN AS EXISTING



PROPOSED GROUND FLOOR PL.

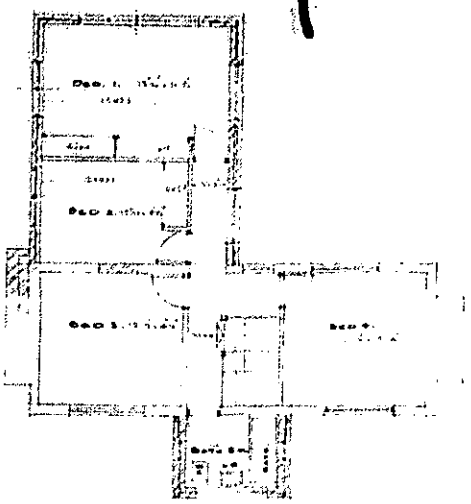


GROUND FLOOR PLAN AS EXISTING

SCALE

ALTERATIONS &

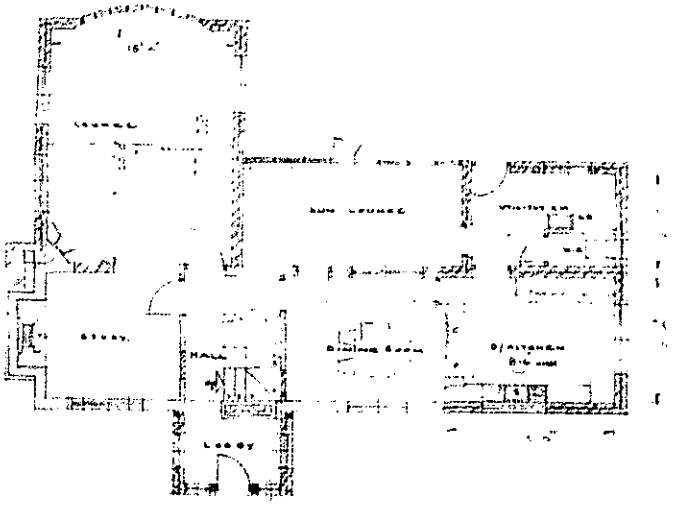
R/159/65



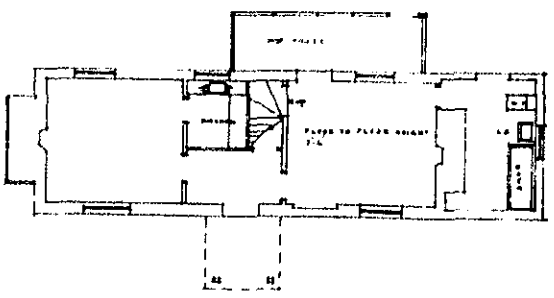
PROPOSED FIRST FLOOR PLAN.



FIRST FLOOR PLAN AS EXISTING



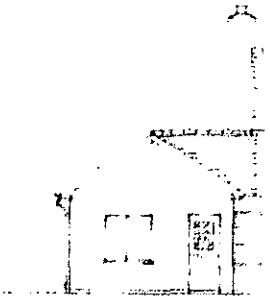
PROPOSED GROUND FLOOR PLAN



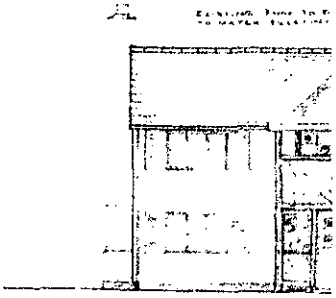
GROUND FLOOR PLAN AS EXISTING



GENERA



BACK ELE



FRONT ELEV

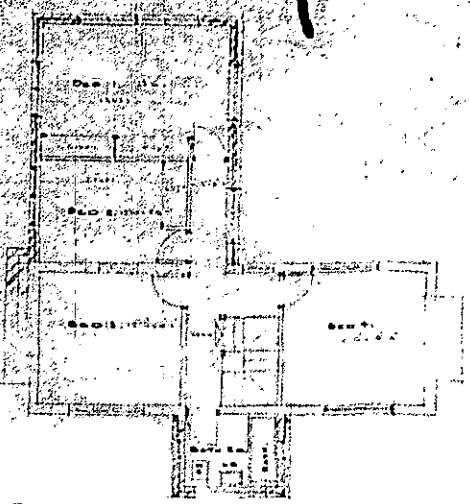


FRONT

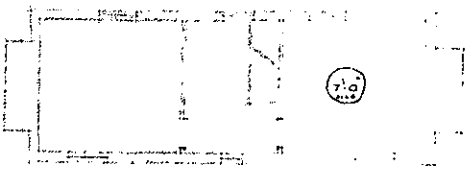
SCALE 8 FEET INCH

SKETCH PLAN OF PROPOSED ALTERATIONS & ADDITIONS

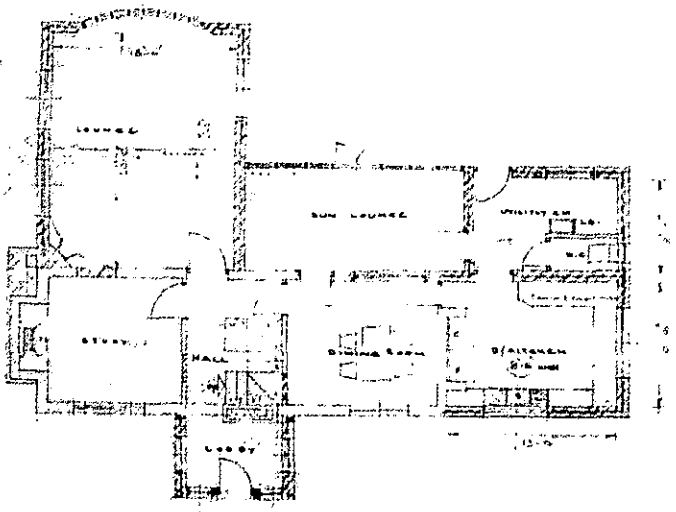
R/159/65



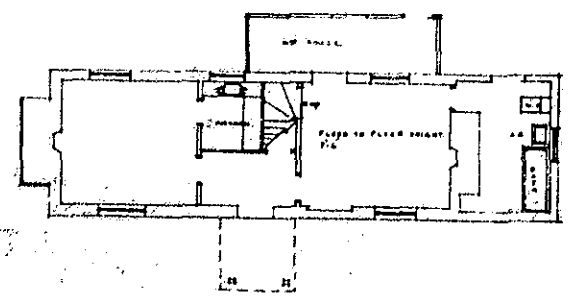
PROPOSED FIRST FLOOR PLAN.



FIRST FLOOR PLAN AS EXISTING



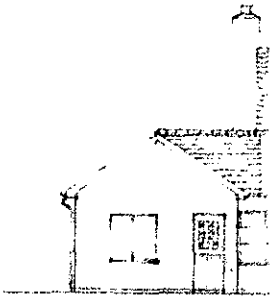
PROPOSED GROUND FLOOR PLAN



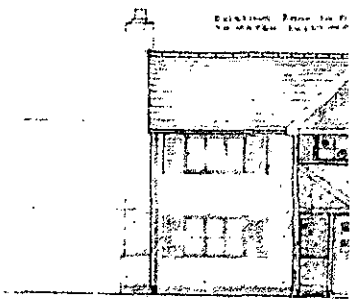
GROUND FLOOR PLAN AS EXISTING.



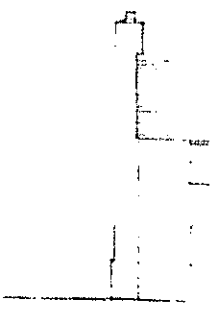
GENERA



BACK ELE



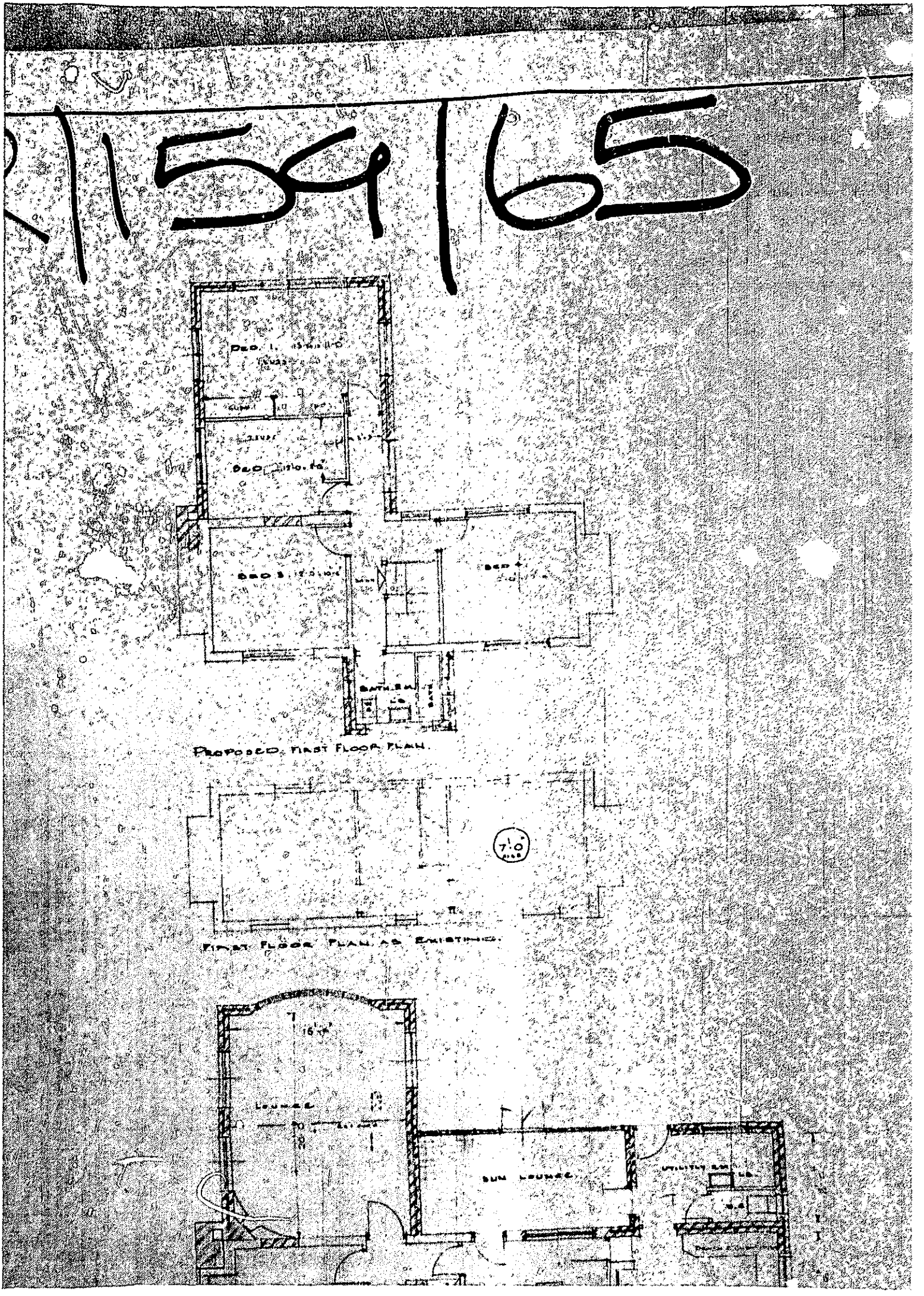
FRONT ELEV



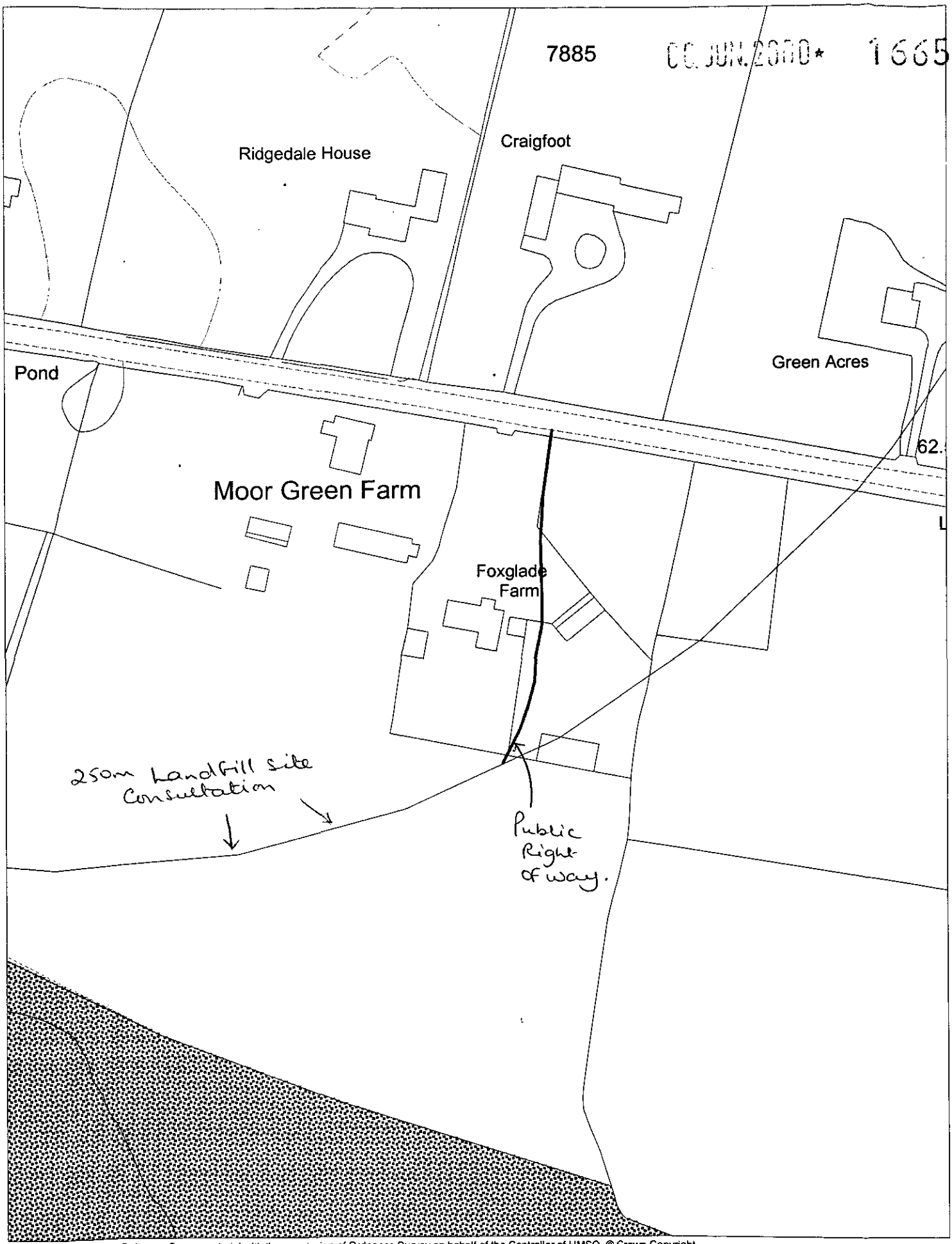
FRONT

SCALE 8 FEET = 1 INCH

SKETCH PLAN OF PROPOSED ALTERATIONS & ADDITIONS



1159/65
PROPOSED FIRST FLOOR PLAN.
FIRST FLOOR PLAN AS EXISTING.
LOUNGE
SUN LOUNGE



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

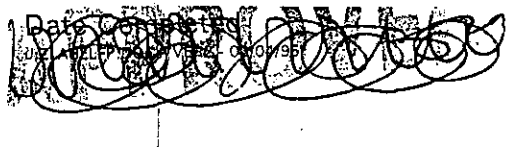
Development Control Section, Environmental Services, Wokingham District Council.
12 June 2000
Scale: 1 : 1250

Name of appellant:
Mr N Oldland

Site address:
Foxglade Farm, Lower Sandhurst Road

Proposal:Proposed 2 storey rear extension to dwelling

Case Officer:AO



WRITTEN REPRESENTATION APPEAL

'ASE OFFICER: AO

.PPLICATION NUMBER: 1665

.PPELLANT: Mr N Oldland

'ITE: Foxglade Farm, Lower Sandhurst Road, Finchampstead

.PPEAL REF: APP/x0360/A/00/1052738

.TART DATE: 27/10/00

)ATE OF SITE VISIT 24|01|01

'rogress Record	Date Actioned	Initials
\ppeal Logged:	30/10/00	
:ntered on Access:	30/10/00	DG
Notification Letters Due:	**10/11/00**	
Notification Letters Sent:	1|11|00	DG.
Questionnaire Due:	**10/11/00**	
Questionnaire Sent:	1|11|00	DG
File received by Officer:	1|11|00	
Statement Due:	**08/12/00**	
Checked by Team Leader:		
Statement Sent: X2	2|11|00	DG
Comments on Statement Due	29/12/00	
Comments on Statement Sent X2	18|12|00	DG
Decision letter circulated:	09|02|01	DG
Decision entered on Access.	09|02|01	DG.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : MR N OLDLAND

APPEAL SITE : FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD

REASON FOR APPEAL : REFUSAL TO GRANT PLANNING PERMISSION FOR THE PROPOSED ERECTION OF 2 STOREY REAR EXTENSION TO THE DWELLING

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1665

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/00/1052738

1.00 INTRODUCTION

1.01 The Local Planning Authority considers the main issue is the effect on the character and appearance of the area.

1.02 On the Appeal Site are an existing house, stables and garage. The site is on the south side of Lower Sandhurst Road in an area of sporadic development in the open countryside. A location plan to scale 1:2500 is attached in Appendix 1.

1.03 On 1.7.65 planning application No. R/159/65 was approved for alterations and additions to the dwelling. These have been constructed.

2.00 POLICIES

2.01 For the purposes of Section 54A of the 1990 Town and Country Planning Act the Development Plan which applies to the area in which the appeal side is located comprises: Berkshire Structure Plan and South East Area Local Plan.

South East Area Local Plan

2.02 The first draft version of the South East Area Local Plan was certified by Berkshire County Council on 5 June 1990. The Public Local Plan Inquiry was held from November 1990 – May 1991 and the Inspector's findings were submitted to the Council in 1992.

2.03 The South East Area Local Plan was eventually adopted on 15 April 1994. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decision of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up-to-date adopted policies, except in relation to housing provision".

2.04 The following policy in the South East Area Local Plan is relevant to the consideration of these appeals (copy in Appendix 2):

SC19 Extensions to Existing Dwellings in Rural Areas.

Draft Wokingham District Local Plan

2.05 The Draft Wokingham District Local Plan was placed on deposit from 21 October to 02 December 1997 and has formed the basis for 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 took place between October 1998 and September 2000 in two phases. The Inspector's report on the local plan inquiry (phase 2) is not expected until Summer 2001 (with the exception of policy WSM1 – phase 1).

2.06 The following policy in the Wokingham District Local Plan (Deposit Draft) is relevant to these appeals (copy in Appendix 3):

WCC7	Extensions to Dwellings in the Countryside (Outside the Metropolitan Green Belt)

3.00 THE COUNCIL'S CASE

3.01 The appeal site is outside a settlement boundary in the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft). Policy SC19 of the South East Area Local Plan states that minor extensions to existing dwellings will normally be acceptable but major extensions will not generally be approved.

3.02 Wokingham District Local Plan (Deposit Draft) Policy WCC7 covers extensions to dwellings in the countryside. It requires that "(b) There is no significant alteration to the scale of the dwelling and the scale of development of the site."

3.03 These policies restrict the size of extensions to existing and replacement dwellings as the cumulative effect of large extensions would lead to an increasingly urbanised appearance of the countryside and reduce the range of house types available in rural areas.

3.04 The original dwelling was about 101m^2 in floorspace. The extensions allowed under Application No. R/159/65 (referred to in para. 1.03 above) comprised about 98m^2 floorspace; an increase of about 97%. The current proposal is for a further 55m^2 floorspace, which would

result in a total cumulative increase of about 151%. The proposed extension would therefore result in a cumulatively major increase in floorspace compared with the original dwelling.

3.05 For this reason the proposal would be contrary to South East Area Local Plan Policy SC19, because it would be cumulatively major extension, intensifying and consolidating existing development in this predominantly rural area. It would be similarly contrary to Wokingham District Local Plan (Deposit Draft) Policy WCC7 because it would comprise cumulatively significant alteration to the scale of the dwelling on the site.

4.00 CONCLUSION

4.01 The proposed extension to the dwelling would result in an excessive cumulative increase in size, which would be contrary to the council's policies for this predominantly rural area.

4.02 In accordance with Section 54A of the Town and Country Planning Act, applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policy contained in the South East Area Local Plan (which is the development plan for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

AO/PP

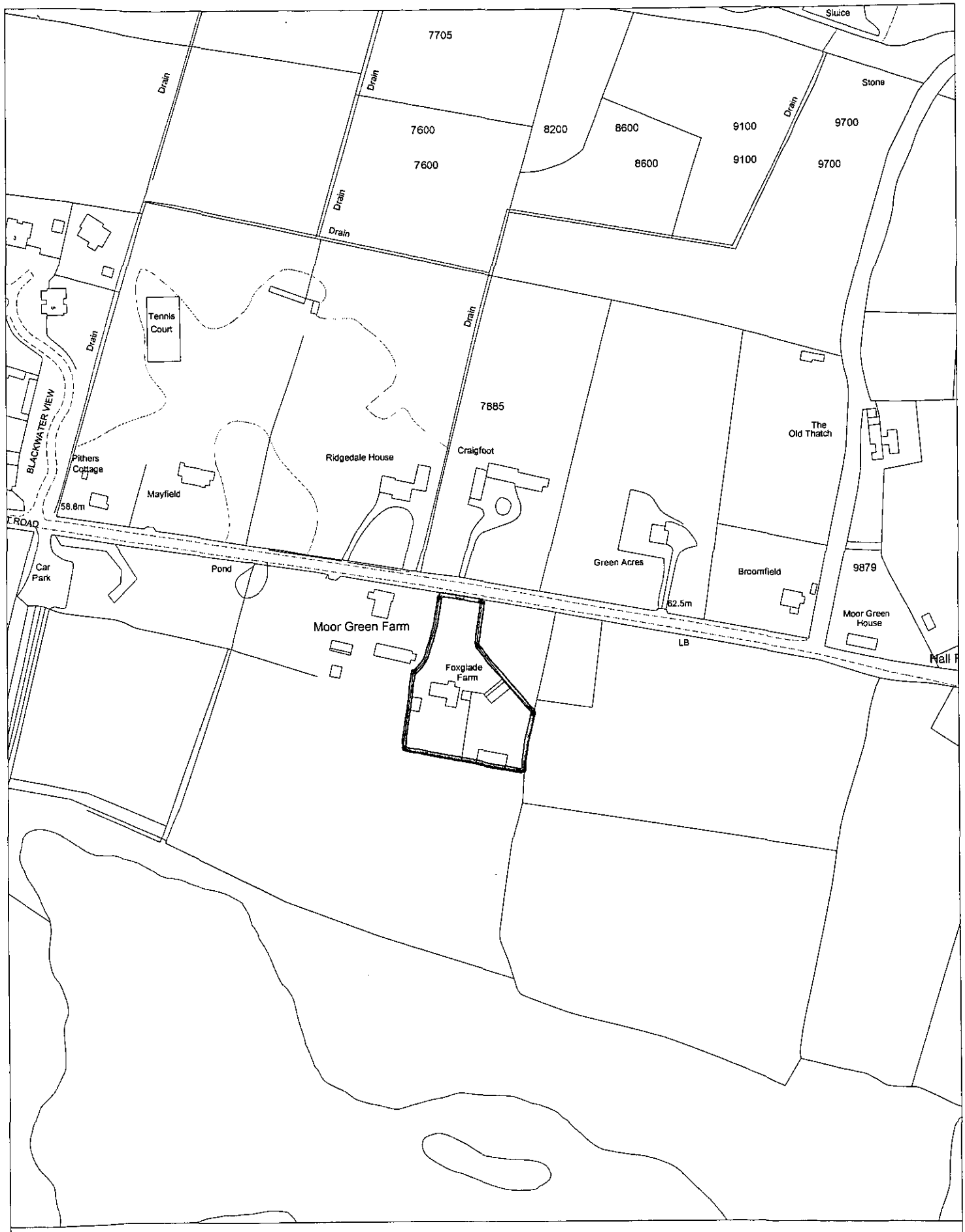
APPENDICES

1. SITE PLAN

2. EXTRACTS FROM SOUTH EAST AREA LOCAL PLAN

3. EXTRACTS FROM WOKINGHAM DISTRICT LOCAL PLAN (DEPOSIT DRAFT)

APPENDIX 1



Site Plan, Scale: 1 to 2500

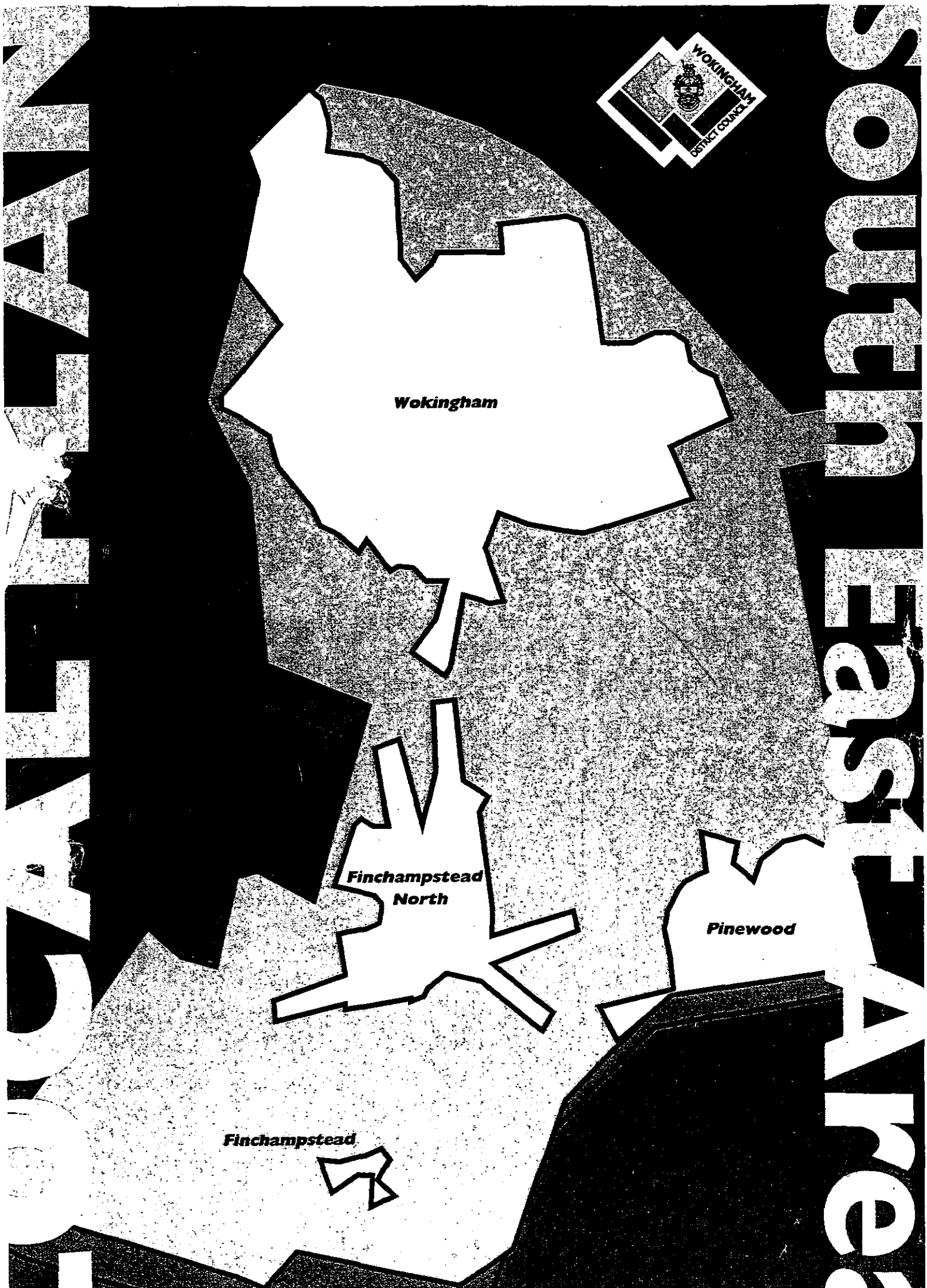
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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

Date: 1 November 2000

N
W E
S

APPENDIX 2


South East Area
WOKINGHAM DISTRICT COUNCIL
Wokingham
Finchampstead North
Pinewood
Finchampstead

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

APPENDIX 3



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

Wokingham District Plan Deposit Draft (as amended) February 2000

The Wokingham District Local Plan deposit draft was placed on deposit from 21st October 1997 until 2nd December 1997.

A large number of objections were received. As a result the council agreed to a number of pre-inquiry amendments. The purpose of making amendments is to update the plan to take account of changed circumstances and to change the plan where alterations suggested by objectors are acceptable to the council.

The changes in respect of chapter 6 (major development south of the M4 motorway) were agreed for the purpose of advertisement at the Environmental Services committee on 22nd June 1998 and were confirmed at the meeting of 21st September 1998.

Changes in respect of the rest of the plan were agreed by the committee at meetings on 9th November 1998, 15th February 1999 and 22nd March 1999. They have been used for development control purposes since 23rd April 1999. They were published in 'Wokingham District Local Plan Deposit Draft 1999, Proposed Amendments to the Deposit Draft 1999'. They were formally advertised from 23rd April 1999 to 11th June.

On 13th September 1999 the Environmental Services Committee decided not to proceed with certain proposed amendments and to make certain additional proposed amendments.

On 1st February 2000 the Committee agreed a number of amendments to the Transport Chapter. The purpose of these amendments is to take account of changes since the publication of the Deposit Draft, most notably the abolition of Berkshire County Council in April 1998 and the publication of the Transport White Paper in July 1998 and to ensure consistency between the policies set out in the Local Plan and the policies and strategies contained in the Local Transport Plan.

This document is a consolidated document which contains the text of the deposit draft and the text of the amendments. The origin of text is shown by typeface, amendments are referenced as to their source and text which is not being recommended to the inquiry is struck through. The document does not include the appendices or the changes to the proposals map.

In case of any queries please contact:

The Policy and Information Team,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Telephone 0118 974 6478

2.40 Detailed guidance on this is set out in Annex I (paras. 117 - 121) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

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

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

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

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

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

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Extensions to Existing Dwellings in the Countryside

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

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

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

The Planning Inspectorate

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

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
03 JAN 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 2 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

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

Yours faithfully

A Groves

Miss A Groves

217L(BPR)

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

JB/GB/BKS310

20 December 2000

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

Dear Miss Bibi

RE: FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD
APPEAL REFERENCE: APP/X0360/A/00/1052738

I am in receipt of your letter dated 12 December and enclosed copy of Wokingham District Council's statement of case with regard to the above appeal. I would like to make the following comments on numbered paragraphs within the statement:

3.04 It is correct that the dwelling on the site was extended in 1965. The current floor area of the dwelling is 218 square metres, with a footprint of 133 square metres. The proposal is for a 57 square metres 2-storey extension, with a 24 square metres addition to the footprint of the dwelling. The extension amounts to a 26 per cent increase in floor area and 18 per cent increase in footprint, in comparison with the existing dwelling, which has existed in its current form for nearly 35 years. Although, in cumulative terms, this is considered by the council to be a "major" increase in size, in reality the extension constitutes only a "minor" increase.

3.05 Consequently, the "minor" extension will not, in any way, harm or adversely affect the character and appearance of the rural area in which the site is situated. The extension will not result in additional urbanising of the character of the area. The property is currently relatively large and the extension will not dramatically change this fact. From public vantage points, the extension will not be visible and will not, in any way, be obtrusive or harmful to the attractive local countryside.

4.01 It is not accepted that the cumulative increase in size of the dwelling will be harmful. The proposal should be dealt with according to its individual merits. These are that the extension will be modest in size, will not be obtrusive and will not harm the character and appearance of the rural location.

4.02 Accordingly, the proposal will not contravene s.54A of the Town and Country Planning Act 1990. The proposal accords with the underlying aims and objectives of development plan policies. The appeal, therefore, should be allowed.

I hope the above response to the council's statement is satisfactory and can be forwarded to the inspector and council for consideration. I enclose a second copy of this letter to be forwarded to the LPA. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

enc

cc Mr N Oldland, Foxglade Farm

JB/GB/BKS310

21 December 2000

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

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

Dear Miss Bibi

RE: FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD
APPEAL REFERENCE: APP/X0360/A/00/1052738

Further to my letter dated 20 December 2000, I would like to add some further evidence to my submissions with regard to the above appeal.

Please advise the inspector that at the 20 December 2000 meeting of the Wokingham District Council Development Control Committee, permission was granted for erection of a replacement dwelling and detached double garage at Broomfield, Lower Sandhurst Road, Finchampstead, which is located obliquely opposite my client's property.

I enclose for your attention a copy of the committee report, which recommends approval of a scheme to replace an existing bungalow, with a footprint of 100 square metres, with a 2-storey house, with total accommodation of 261 square metres. Clearly, the LPA considers this proposal to be satisfactory in terms of its impact on the character of the surrounding area, despite its size and prominence.

We consider that this decision adds further weight to our arguments in favour of a modest extension to the rear of Foxglade Farm, which will not be visible from the public highway and will not have any material impact on the character or appearance of the rural area. I enclose 2 copies of this letter and enclosures so that you can forward 1 set to the LPA

It is hope that the above comments and enclosed documents can be provided to the inspector and given due consideration with regard to this appeal. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc N Oldland Esq, Foxglade Farm

Application No.	Received	Finchampstead	Listed By
F/2000/1584	24 May 2000		Cllr Long

Applicant: Mr and Mrs G Burgess
Location : Broomfield, Lower Sandhurst Road
Proposal : erection of replacement dwelling and detached double garage and demolition of existing dwelling

1. **Planning History** - Broomfield is a two-storey property, located in the countryside and an Area of Special Landscape Importance (ASLI). Its construction predates planning records but it appears that it was originally a bungalow with a steeply pitched roof and has been converted to a chalet style dwelling by the installation of box dormers at first-floor level. It also appears that there has been a single-storey extension to the front of the property. A detached garage is indicated on the plans submitted but this no longer exists.

   In October 1999 planning permission was granted for a replacement two-storey house on the site. The two-storey part of the approved dwelling would have an L-shaped footprint, with a single-storey utility room and garage to one side. The total width would have been 18.8 metres, the width of the two-storey house would have been 12 metres and there would be a 6 metre ridge line, with a height of 8.2 metres.

   The application has been listed by Cllr Long due to concerns regarding the scale and impact on the character of the area.

2. **Proposal** – The proposed dwelling would be an alternative to the previously approved house. The plans initially submitted with the current application, which included a double garage, would have resulted in an excessive increase in the scale and massing of development on the site and revised plans have been submitted. The revised proposal is for a chalet style dwelling with a low eaves line and a half-hipped roof. It would have a maximum width of 19.5 metres, 19 metres at first-floor level, and a depth of 12.2 metres. The main ridge line (east-west) would be 15.3 metres long and 6.5 metres high. There would be a cross wing (north-south) with a 9.5 metre, 7.1 metre high ridge.

3. **Consultations** - the following consultation responses have been received:
   - ***Highway Authority*** - recommend conditions
   - ***Parish Council*** - "no objections"
   - ***Landscape Officer*** - no objection to application but applicant should be aware of need to protect trees on site
   - ***Local Residents*** - Six letters of objection were received, three relating to the original plans and three to the revised scheme, which did not overcome the original objections. Concerns relate to inaccuracies in the plans, which show a garage which has been demolished and do not indicate all the existing trees along the site boundary. The scale of the proposed replacement dwelling, and in particular its width, is considered too large in relation to the existing dwelling and the site and the design is out of keeping with the surrounding area and the development would have an urbanising effect, harmful to the character of the area. There is also objection to the re-siting of the replacement dwelling and concern that later addition of a garage would be difficult to resist.

4. **Appraisal** - the main issues are:

   A. The impact on the character of the surrounding area (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
   B. The impact on the amenities of neighbouring residents (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
   C. Neighbours comments

A. **The impact on the character of the surrounding area**

The application site is roughly square, located on a slope, rising to the north. It fronts Lower Sandhurst Road but access is from a side lane. There are mature hedges on all four boundaries. The site is located in the countryside, where replacement dwellings are acceptable in principle, providing their scale and impact on the rural character of the surrounding area is acceptable. In this case the site is also located in an Area of Special Landscape Importance and the Blackwater River Valley, so the impact on the landscape is of particular importance.

The applicant's agent has surveyed the existing dwelling and, in a letter dated 10 July 2000, stated that it has a floor area of 155m^2. On this basis the proposed and approved replacement dwellings would represent a scale of increase as follows:

	existing dwelling	approved dwelling	proposed dwelling
footprint	100m^2	98m^2	136m^2 (36m^2 – 36%)
floorarea	155m^2	188m^2 (33m^2 – 21%)	261m^2 (106m^2 – 68%)
garage	-	27m^2	-
total accommodation	155m^2	215m^2 (60m^2 – 38%)	261m^2 (106m^2 – 68%)

The proposals represent a significantly larger scale of increase than the approved. However, when assessing the impact, siting and design should also be considered.

The existing dwelling lies towards the eastern boundary of the site and is set back from the front boundary by 11 metres, extending back to about 22.5 metres. The proposed dwelling would be located more centrally across the width of the site but would be set back a similar distance from the front of the boundary to the existing property – 11 metres to 24 metres from the front boundary. The previously approved dwelling would be positioned between 18 and 30 metres back from the front boundary. Thus, the existing and proposed dwellings would be lower down the slope than the approved replacement dwelling.

The existing dwelling has a maximum width of 11.5 metres and depth of 11.5 metres. The proposed dwelling would have a more complex footprint

and would be about 8 metres wider but not significantly deeper. In comparison to the approved dwelling, the overall width would be similar but the current proposal would be a lower structure with the east-west ridge line being 1.7 metres lower and the north-south ridge being 1.1 metres lower.

The increased width of the proposed replacement dwelling would result in a greater impact than the existing dwelling but, due to the position on the slope and lower height, the proposal would be less prominent than the approved dwelling. Although the proposal has a more complex form than the existing or approved dwelling the chalet style design reduces its massing. Dwellings in the surrounding area are characteristically detached on large plots but their age and style is varied.

B. **The impact on the amenities of neighbouring residents**

The proposed dwelling would be located over 15 metres from the eastern and western boundaries of the site and, therefore, would not have a detrimental impact on the amenities of residents of neighbouring dwellings.

C. **Neighbours' Comments**

The comments of the local residents have been noted. The mature trees on the site are on the eastern boundary and would not be affected by the proposals. A condition requiring submission of a landscape plan, including measures for protection of trees during construction, is recommended. Concerns regarding the scale and design of the proposals are addressed in Section A above. Since the proposal results in a significant increase in the scale of development on the site, a condition restricting permitted development rights for extensions, outbuildings and garages is proposed. The siting of the dwelling would not be more prominent than that of the existing dwelling and a condition requiring demolition of the existing building prior to occupation of the proposed replacement is suggested.

5. **Conclusion** – This is a finely balanced proposal. The proposals would result in a substantial increase in the scale of development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme. On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement, preventing the previous approval and current proposal both being implemented, and the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
4. The existing dwelling on the site shall be demolished within one month of the dwelling hereby approved being substantially complete.
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
8. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
10. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To avoid overdevelopment of the site and safeguard the character of the area.
4. To ensure a satisfactory form of development on the site.

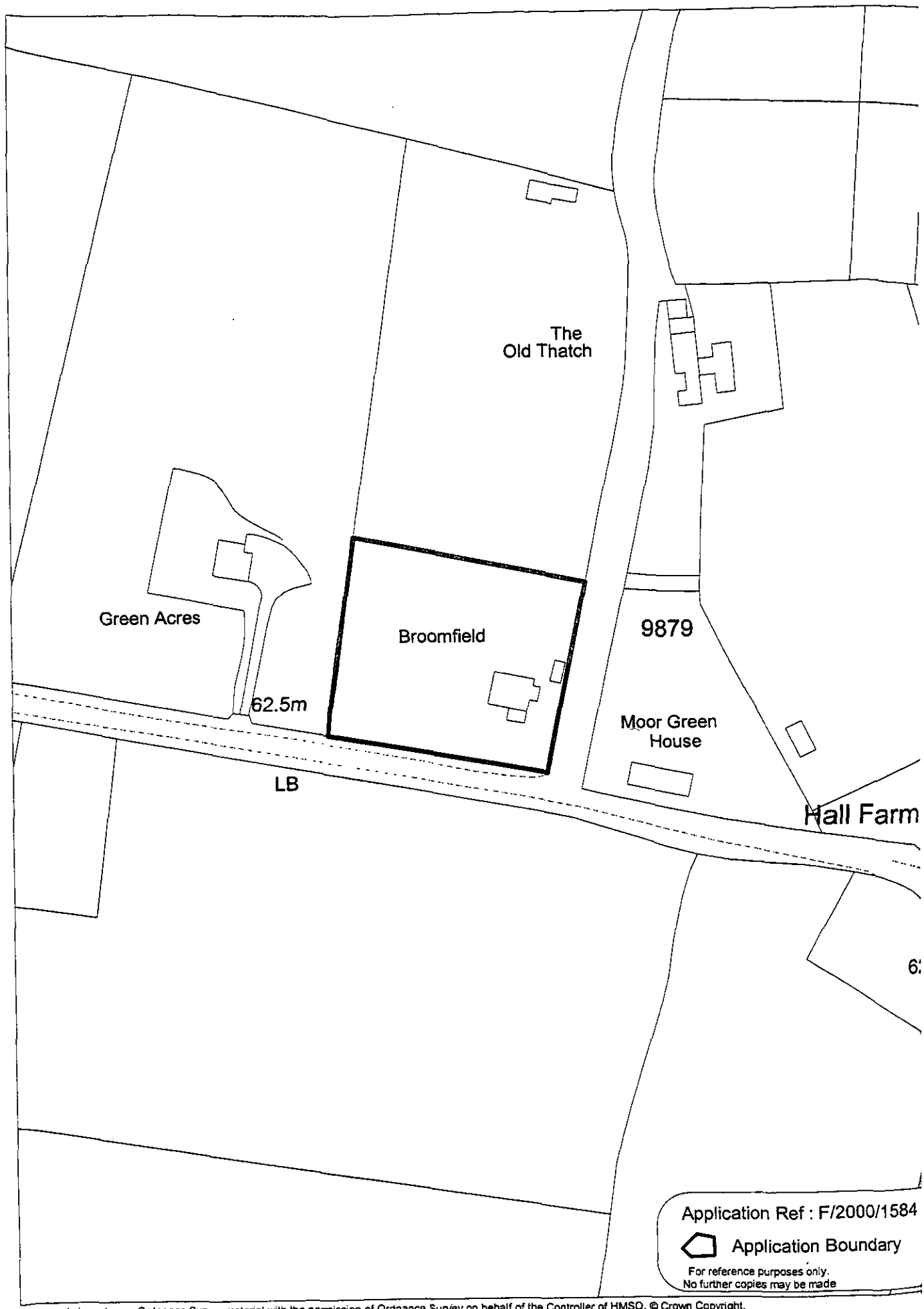
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. In the interests of visual amenity.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To safeguard visual amenities.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. To avoid overdevelopment of the site and safeguard the character of the area.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing numbers 2022-PO1 A and 2022-P02 A submitted to the Local Planing Authority on 25 August 2000 showing changes to the design of the house and omitting the garage and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
5. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies OS1, C2
   South East Area Local Plan policies STV2, SBE1, SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1

Emy Circuit

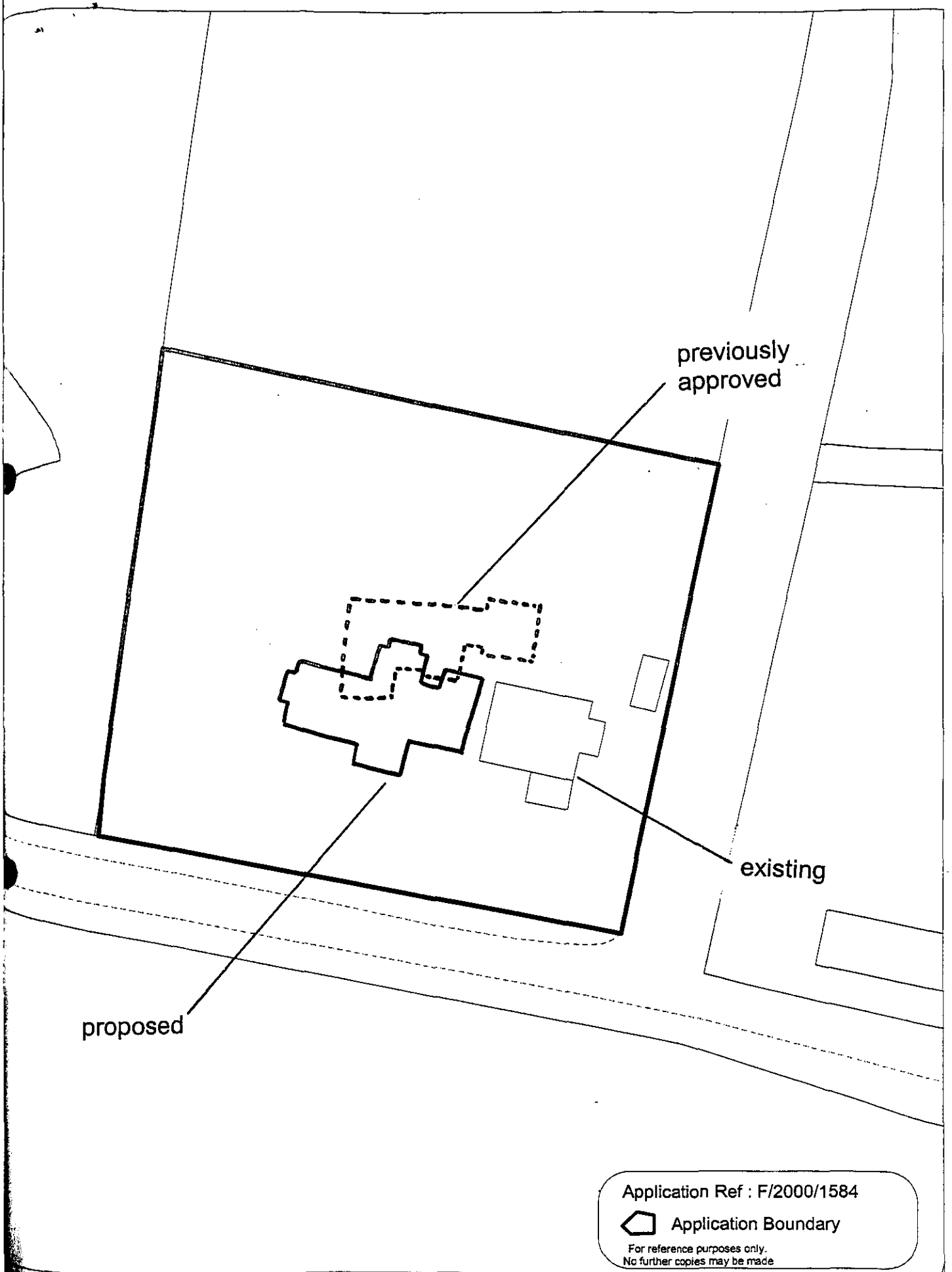


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction Infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

1835

Scale: 1 : 1250



Application Ref : F/2000/1584

Application Boundary

For reference purposes only.
No further copies may be made

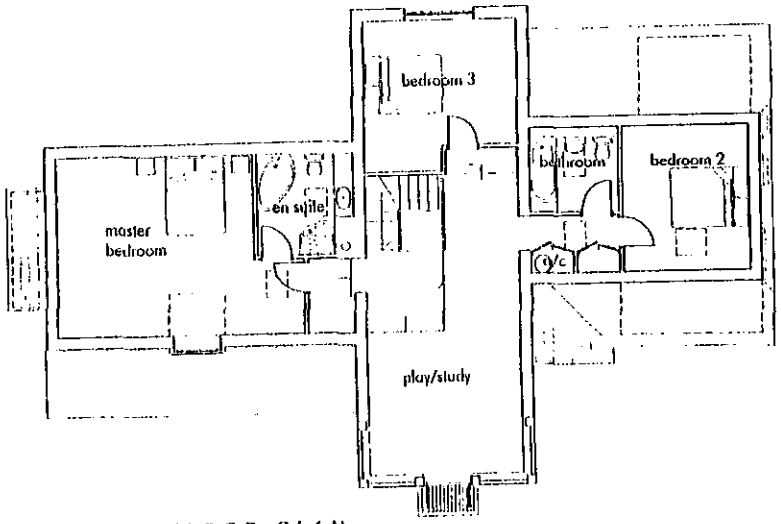
p is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
orised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

velopment Control Section, Environmental Services, Wokingham District Council.

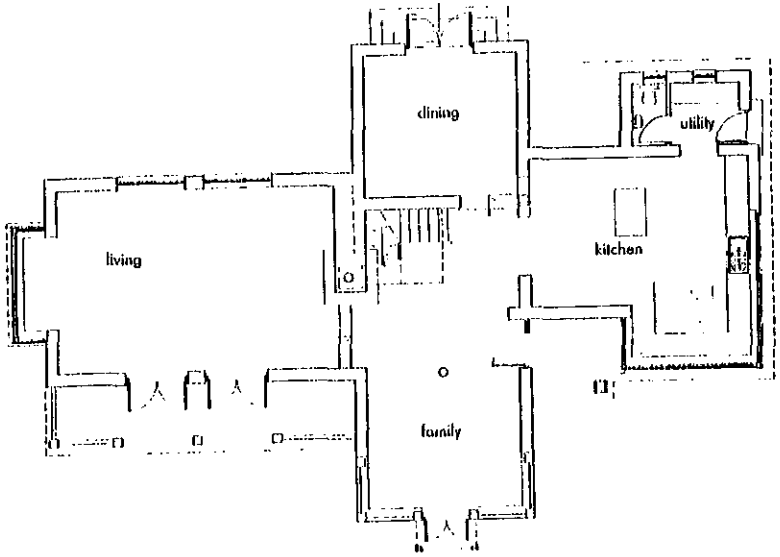
ecember 2000

Scale: 1 : 500

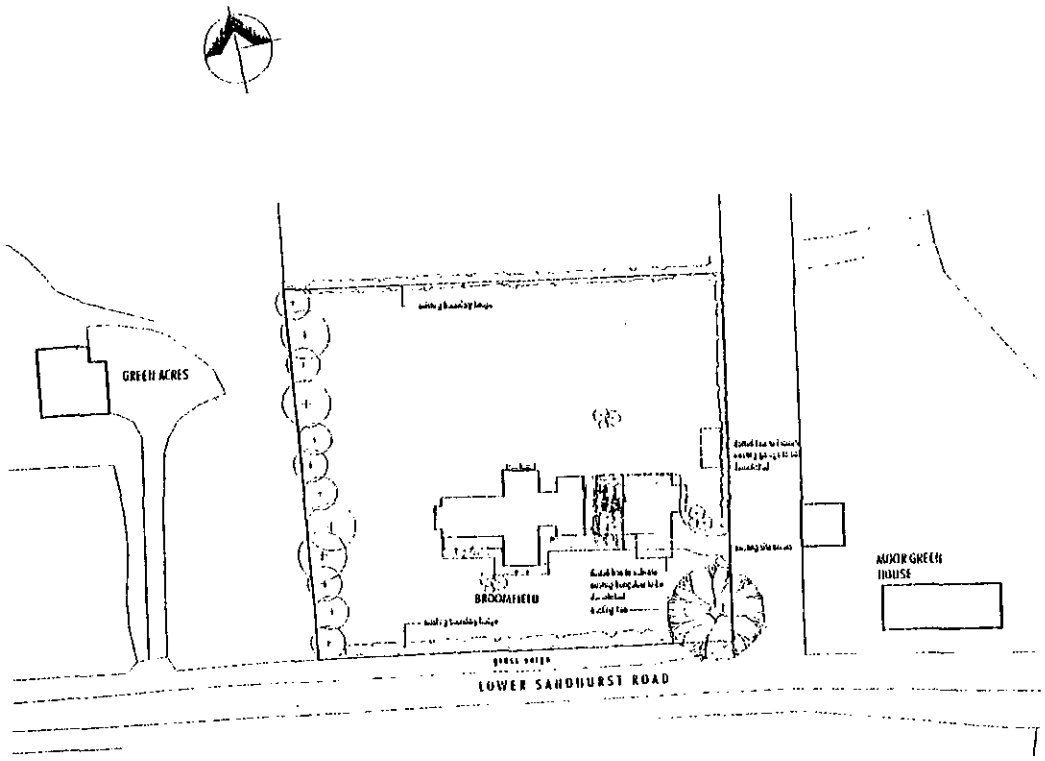
N
W E
S



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

PART 1 REGISTER

1584 [illegible]

REVISED PLAN

A 24/08/00 verandah amended and lounge/master bedroom reduced in length, double garage removed

1837

not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only

REVISED PLAN

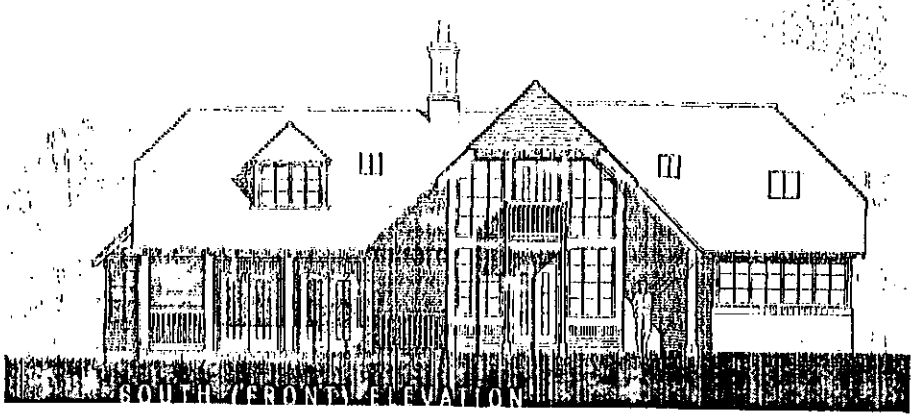
1584 1

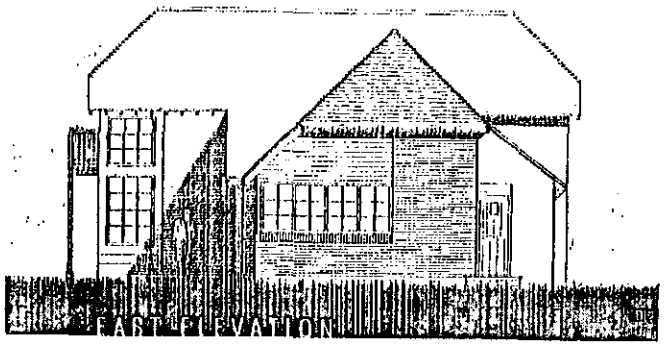
Rectory Mews, Crown Road, Wheatley, Oxon OX33 1HL Tel. (01865) 873936

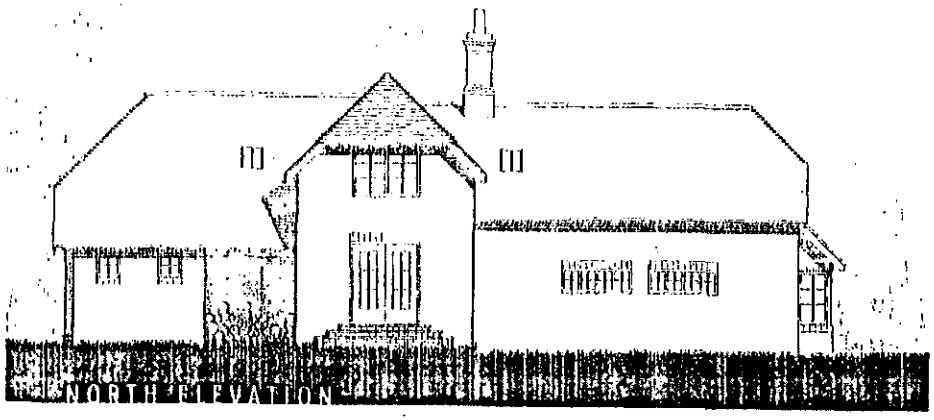
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

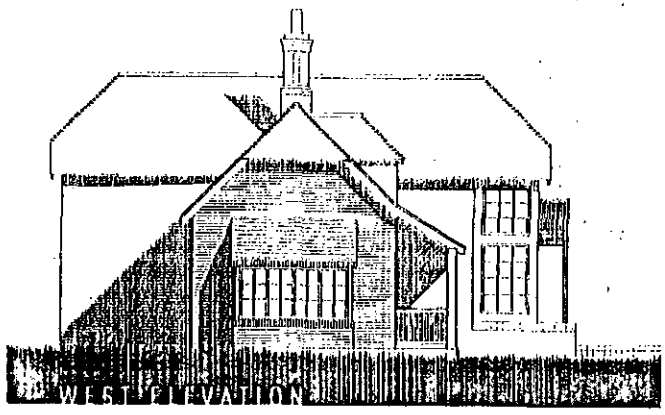
18/05/00 drawn AG job 2022

drawing SKETCH PLANS & SITE PLAN 2022 P01 A









1838

1584 1

REVISED PLAN

PART 1 REGISTER

All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only
Copyright reserved

A 27/07/00 planning officers comments added

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1HL Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS
	date 17/05/00	drawing PROPOSED ELEVATIONS
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG	
	job 2022	no 2022-P02 rev A

Drawing 2022 p02a drawing plotted on 21 August 2000 at 15:15:40

SOUTH (FRONT) ELEVATION

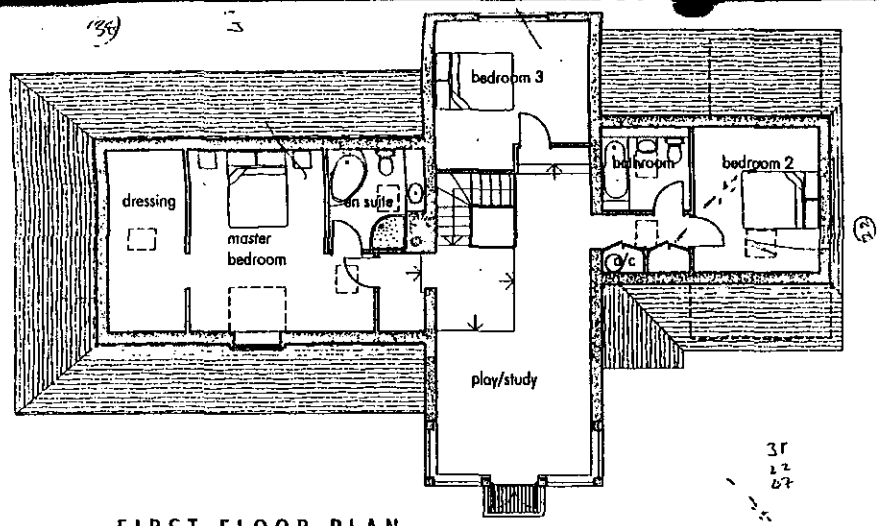
EAST ELEVATION

NORTH ELEVATION

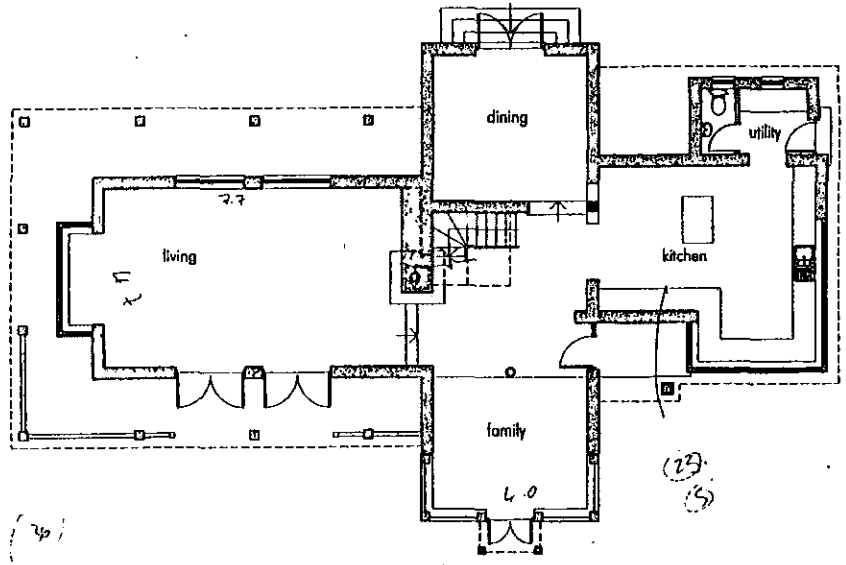
WEST ELEVATION

1839

24 MAY 2005 1564

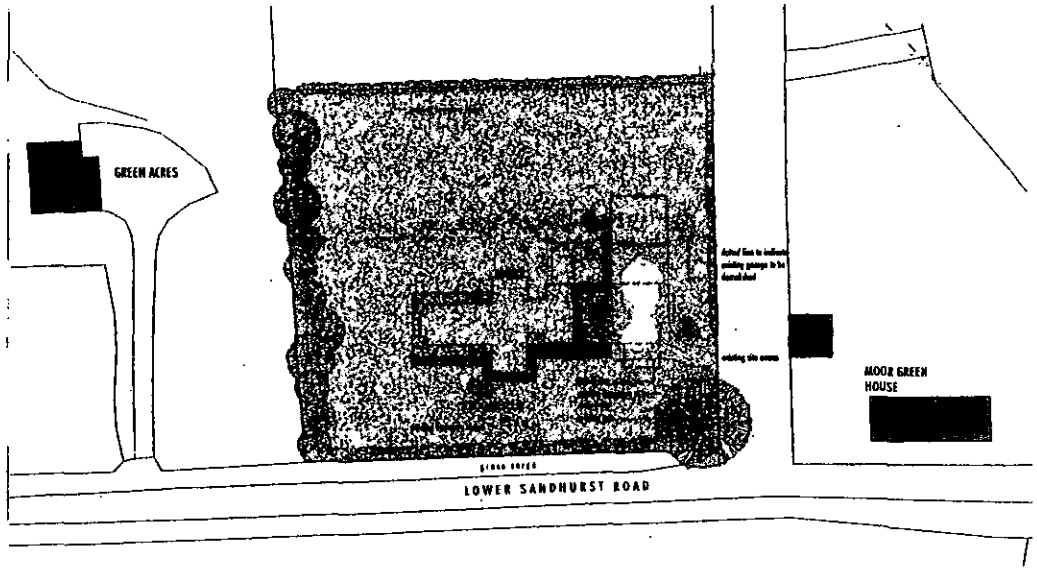


FIRST FLOOR PLAN



GROUND FLOOR PLAN

24 MAY 2000



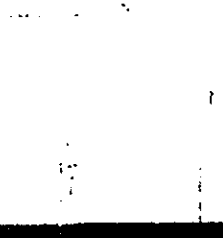
SITE PLAN

Superseded

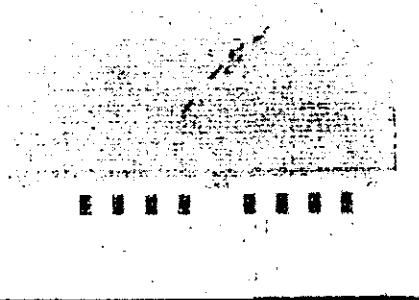
dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only
Copyright reserved

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100,500	client MR & MRS BURGESS
	date 18/05/00	drawing SKETCH PLANS & SITE PLAN
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG	
	job 2022	no 2022-P01 rev

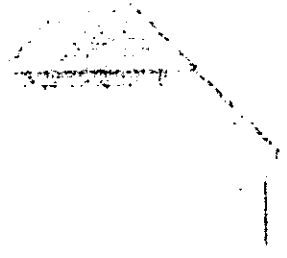
24.MAY2009* 1564



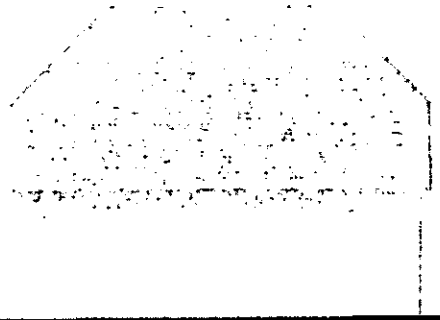
WEST ELEVATION



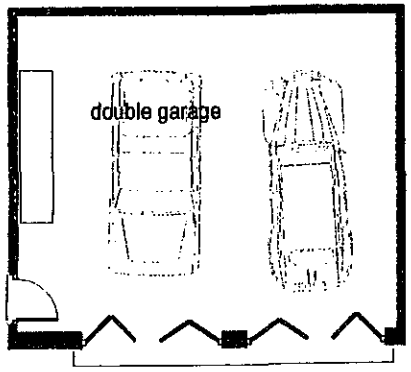
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



GARAGE PLAN

1841

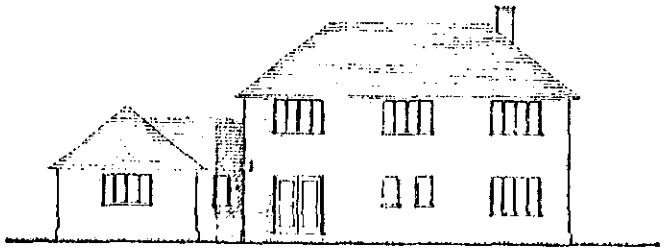
Superseded

Rectory Mews, Crowe Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

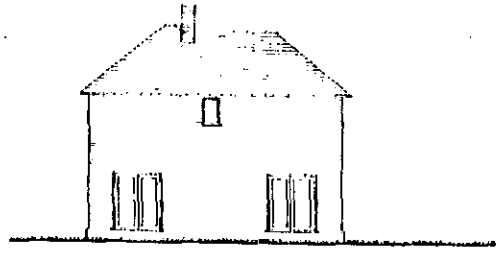
18/05/00 drawing PROPOSED DOUBLE

70338

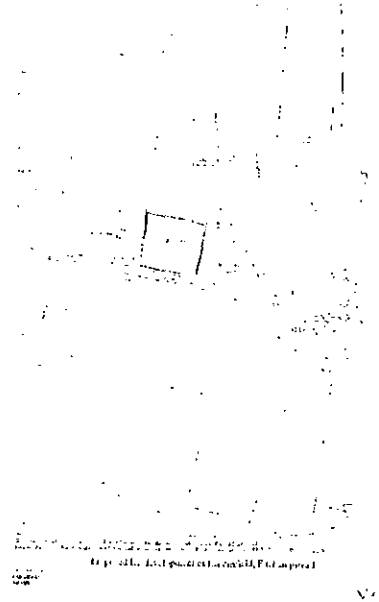
Approved replacement dwelling



North elevation 1:100



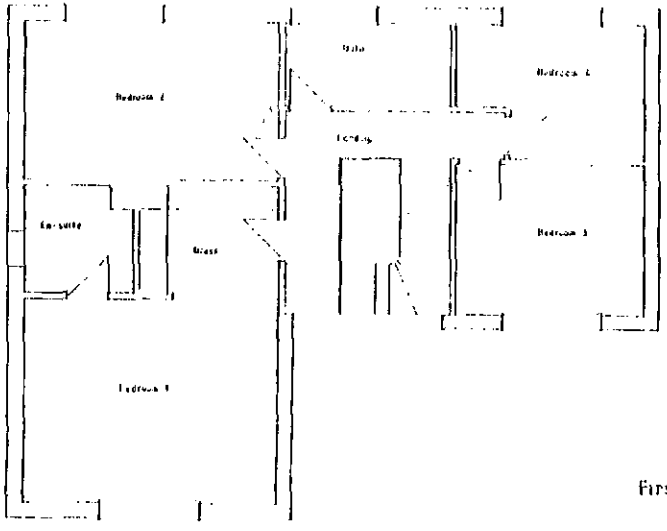
West elevation



APPROVED

19 AUG 1999 70338

1842



First floor plan 1:50

Proposed development
Broomfield

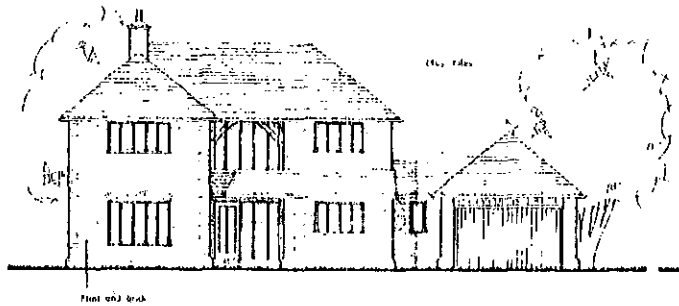
DWG No	534 B
SCALE	
DATE	Jul 99
DRAWN	T S
CHECKED	

Lane Fox
111, High Street,
Hashemere,
Surrey
GU27 2HJ
Tel 01428 651077
Fax 01428 661093

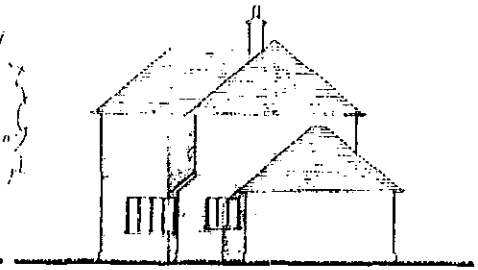
All dimensions are to be checked on site before commencement of works. All details of dimensions relating to sub-contractors or suppliers work must be checked and agreed between the general contractor and the sub-contractor or suppliers.

All foundation details to be finalised on excavation of foundation trenches in accordance with C.P. 2004 and B.S. 6110. Depths and type to be agreed with Building Inspectors, bearing in mind the soil strata and site conditions.

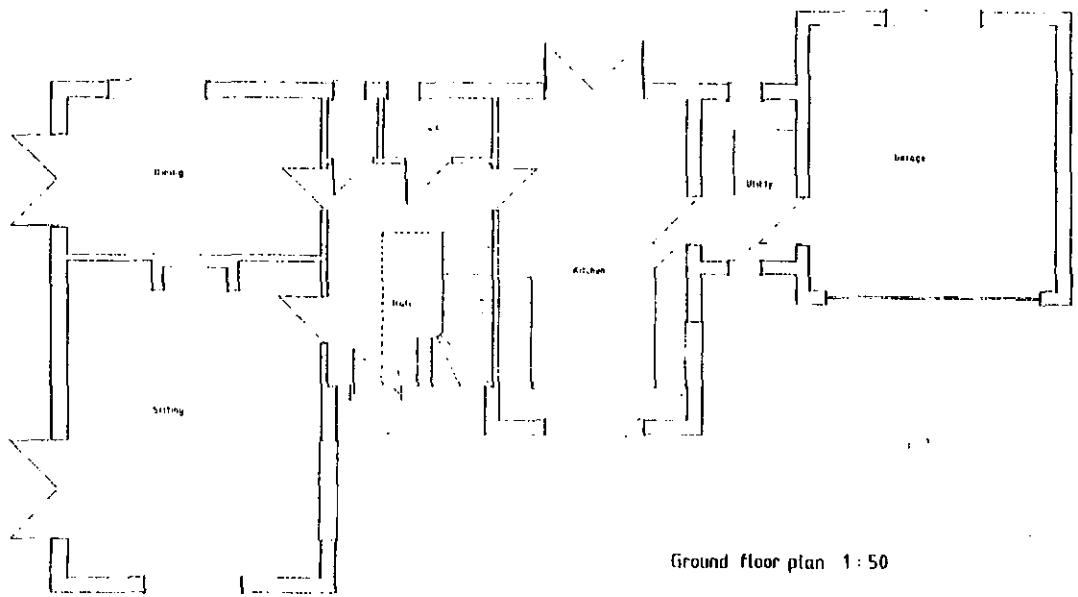
70338
Approved
replacement dwelling



South elevation 1:100



East elevation



Ground floor plan 1:50



Block plan 1:500

APPROVED

19 AUG 1999 70338

Proposed development Broomfield Fitchcopstead	DRG No 534 A
	SCALE
	DATE Jul 99
	DRAWN T.S.
	CHECKED

Lane Fox

18, High Street,
Nastemore,
Surrey

1843

The Planning Inspectorate

Room 1201
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

PLANNING SERVICES | HPT
TLS
POL
Direct Line 0117-9878099
DC
Switchboard 0117-9878000
APP
Fax No 0117-9878804
CS
GTN 1374-8099
22 JAN 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 19 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

CHANGE OF VISIT TIME/DATE & INSPECTOR

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 C Hughes BA(Hons) DipTP MRTPI.

As notified by telephone recently, the inspector will visit the appeal site at 10:00 on Wednesday 24 January 2001. It is understood that you will arrange for the inspector to be met at the site at 10:00 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 date of the inspector's site visit, although we cannot be precise about individual cases. If dispatch 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

N. Nash.

Mrs N Nash

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

209C

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr N Oldland
SITE: Foxglade Farm, Lower Sandhurst Road, Finchampstead
APPLICATION NO.: 1665
PROPOSAL: Proposed 2 storey rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mrs M Long

Mr G A Cockroft

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead RG40 4JU

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Health, WDC

Environmental Design WDC
-Landscape

Public Rights of Way WDC

Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey. GU16 7SQ

Applicationo	Name & Address
F/2000/1665	Mr & Mrs Davies Greenacres Lower Sandhurst Road Finchampstead Wokingham Berks RG40 3TH

App refused,
Letter sent 20/07/00

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 14 June 2000

Application Number: F/2000/1665

Proposal: Proposed two storey rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr N Oldland C/O L A McAndrew Romans Professional Services.

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 (INSERT: ~~Car~~ PARKING + TURNING).
SR:06

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/JS

To: Angela Odell, Planning — Your Ref:

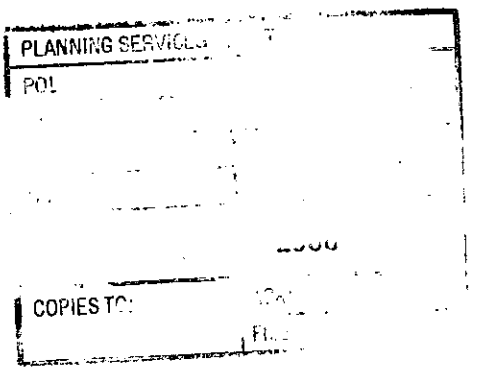
Date: 19 June, 2000

APPLICATION NO F/2000/1665
PROPOSED TWO STOREY REAR EXTENSION TO DWELLING
LOCATION: FOXGLADE FARM LOWER SANDHURST ROAD
FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer



TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: Foxglade Farm, Lower Sandhurst Road, Finchampstead.

Proposal: Proposed two storey rear extension to dwelling.

Application Number: F/2000/1665

In response to your consultation dated 14th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable but the applicant should submit an additional drawing to show new native tree and hedgerow planting in adjacent field boundaries as some screen planting to the proposed development. The rear of the dwelling looks over the Blackwater valley and lakes where there are many public footpath walks and leisure activities. Some reinforcement of the sparse field boundaries near the property would provide visual screening of the dwelling which is on rising ground.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Angela Odell

DATE: 14 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1665

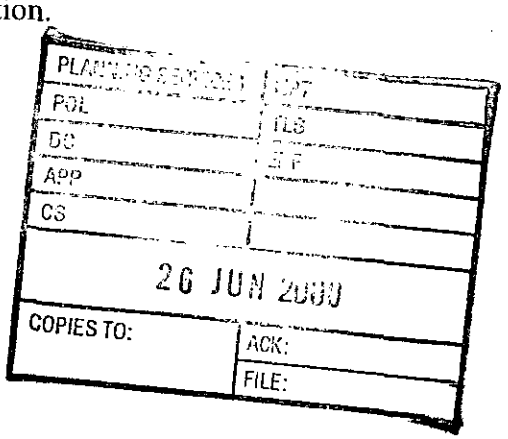
Proposal: Proposed two storey rear extension to dwelling..

Site Address: Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr N Oldland C/O L A McAndrew Romans Professional Services.

Your observations are required in respect of this application **by 09/07/2000** .

The Parish Council has no objections to this application.



PLANNING SERVICES	
POL	TLS
DC	EFF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Odell

DATE: 13 JUN 2000

Clerk To Finchampstead Parish/Town Council.

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH
17th June 2000

Planning Department.
Wokingham District Council
Shute End.

Dear Ms Odell

F/2000/1665 Foxglade Farm Lower Sandhurst Road

Thank you for notification of the above application for a two storey rear extension to the property. We note, from looking at the plans, that this extension incorporates existing ground floor accommodation.

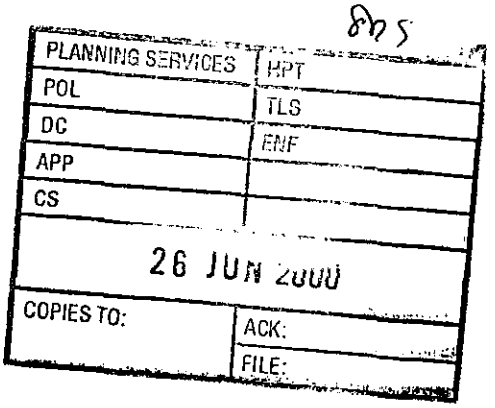
The size of the extension is not inconsistent with local planning policy. The increase in overall footprint is small and the extension comes into line with an existing building line. The materials and finish would appear to be matched to the existing building. The extension will in fact have the effect of improving the existing, rather untidy, appearance of the house from the southern aspect.

For the above reasons we write to support granting the above application.

Thank you for your attention.

Yours sincerely

Anne and Jeremy Davies.



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Oldland
C/O L A McAndrew Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/1665

Parish: **FINCHAMPSTEAD**

Location: **Foxglade Farm, Lower Sandhurst Road, *Finchampstead, Wokingham.***

Proposal: **Proposed two storey 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.

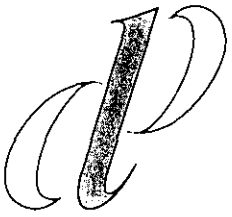
Reason

1. The proposed extension together with the existing extensions to the dwelling would cumulatively result in excessive extension and alteration to the scale of the dwellings, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.



PLANNING SERVICES	HPT 35798
POL	TLS
DC	ENF
APP	
CS DC	
26 OCT 2000	
COPIES TO:	ACK:
	FILE:

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS310

25 October 2000

Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs

RE: FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD

I have today submitted an appeal to The Planning Inspectorate concerning refusal notice F/2000/1665, issued by yourselves on 17 July 2000 in respect of the above site. I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- Completed planning appeal form
- Application form and certificate A, dated 5 June 2000
- Application plans A00-087/01, 02 and 03, and location plan
- Decision notice, dated 17 July 2000

You will note that I have asked for this appeal to be dealt with by way of written representations. I look forward to receiving your questionnaire and enclosures within 2 weeks of the appeal start date. Please let me know if you have any queries or require any further information.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc N Oldland Esq
W Joseph Esq, Romans Surveyors

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS310

25 October 2000

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

Dear Sirs

RE: FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD, BERKSHIRE

I enclose for your attention an appeal against refusal of permission by Wokingham District Council concerning the above site. I enclose the following:

- Completed planning appeal form
- Planning application form, certificate A, dated 5 June 2000
- Application plans A00-087/01, 02 and 03, and location plan
- Wokingham District Council's decision notice, dated 17 July 2000

You will note that I have requested that this appeal should be dealt with by way of written representations. My statement of case will be forwarded to you 6 weeks after the start date of the appeal. I trust the enclosed are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Wokingham District Council
N Oldland Esq
W Joseph Esq, Romans Surveyors

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name Address and postcode Phone number	MR. NEIL. OLDLAND FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD, RG40 3TH.
2	Agent's Name Address and postcode Phone number	L.A. McANDREW. ROMANS PROFESSIONAL SERVICES 4 KING STREET LANE, WINNERSH BERKSHIRE RG41 5AS 0189 366699
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD RG40 3TH.
4	Give brief details of the proposal for example, two storey side extension About the application	TWO-STOREY RESIDENTIAL 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. Say which trees you plan to cut down	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber	OAK [illegible], [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐ No ☐

Crystal Mark

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding

Your signature [signature] on behalf of MR. N. OUDLAND

Date 05 06 2006

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



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Oldland
C/O L A McAndrew Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/1665

Parish: FINCHAMPSTEAD

Location: Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed two storey 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. The proposed extension together with the existing extensions to the dwelling would cumulatively result in excessive extension and alteration to the scale of the dwellings, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

FOXGLADE FARM

Appellant's consultants' para. 5.10
(Refer to appellant's consultants' Appendix 9)

The circumstances of the appeal at Nos. 70-72 Reading Road are not comparable. Nos. 70-72 Reading Road are in an otherwise built-up frontage, whereas Foxglade Farm is a single dwelling with only one other dwelling nearby on the south side of Lower Sandhurst Road. In addition, there were no existing extensions at Nos. 70-72 Reading Road, and the total increase in floorspace amounted to about 80% of the original. In contrast the proposed extension on the appeal site would result in a total cumulative increase of about 151%.

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1052738 **GRID REF:** SU8162

APPEAL BY: MR N Oldland

SITE: Foxglade Farm, Lower Sandhurst Rd Finchampstead

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

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

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

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

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

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

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

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 8·12·00

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

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	4	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send the following information:- YES / NO

a. In non-determination cases:

i) what the decision notice would have said;

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

b. In all cases:

i) the relevant planning history;

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

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

18. THE MAYOR OF LONDON CASES ONLY

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

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

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

Signature: Dlynell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant _____ OUR REF: F/2000/1665

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

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

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

CONDITIONS FOR APPEAL ON APPLICATION F/2000/1665

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.*

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

Reason *To ensure that the external appearance of the building is satisfactory.*

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
N Oldland Esq
Against the Refusal by Wokingham District Council
of Planning Permission for a
2-Storey Residential Rear Extension
at
Foxglade Farm, Lower Sandhurst Road
Finchampstead

APPENDICES AND PLANS

LPA Reference: F/2000/1665

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk

APPENDICES

1 Completed application form and certificate A, dated 5 June 2000.

2 Refusal notice F/2000/1665, dated 17 July 2000.

3 Photographs of the appeal site.

4 Consent notice R/159/65, dated 12 July 1965.

5 Refusal notice 96/64666/F, dated 13 December 1996.

6 BSP Policies C2 and C8.

7 SEALP Policies SC3 and SC19.

8 WDLP Policies WCC7 and WLL2.

9 Appeal decision letter, 70-72 Reading Road, Finchampstead, 31 July 2000.

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name Address and postcode Phone number	MR. NEIL OLDLAND FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD, RG40 3TH.
2	Agent's Name Address and postcode Phone number	L.A. MANAGED. ROMANS PROFESSIONAL SERVICES 4 KING STREET LANE, WINNERSH BERKSHIRE RG41 5AS 0189 3666 99
3	Site *We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.*	FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTEAD RG40 3TH.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY RESIDENTIAL 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. Say which trees you plan to cut down	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	OAK FRAME, BLOCKWORK TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding

Your signature. [signature] on behalf of MR. N. OUTLAND

Date 05 06 2006

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr N Oldland
C/O L A McAndrew Romans Professional Services
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2000/1665

Parish: FINCHAMPSTEAD

Location: **Foxglade Farm, Lower Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Proposed two storey 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.

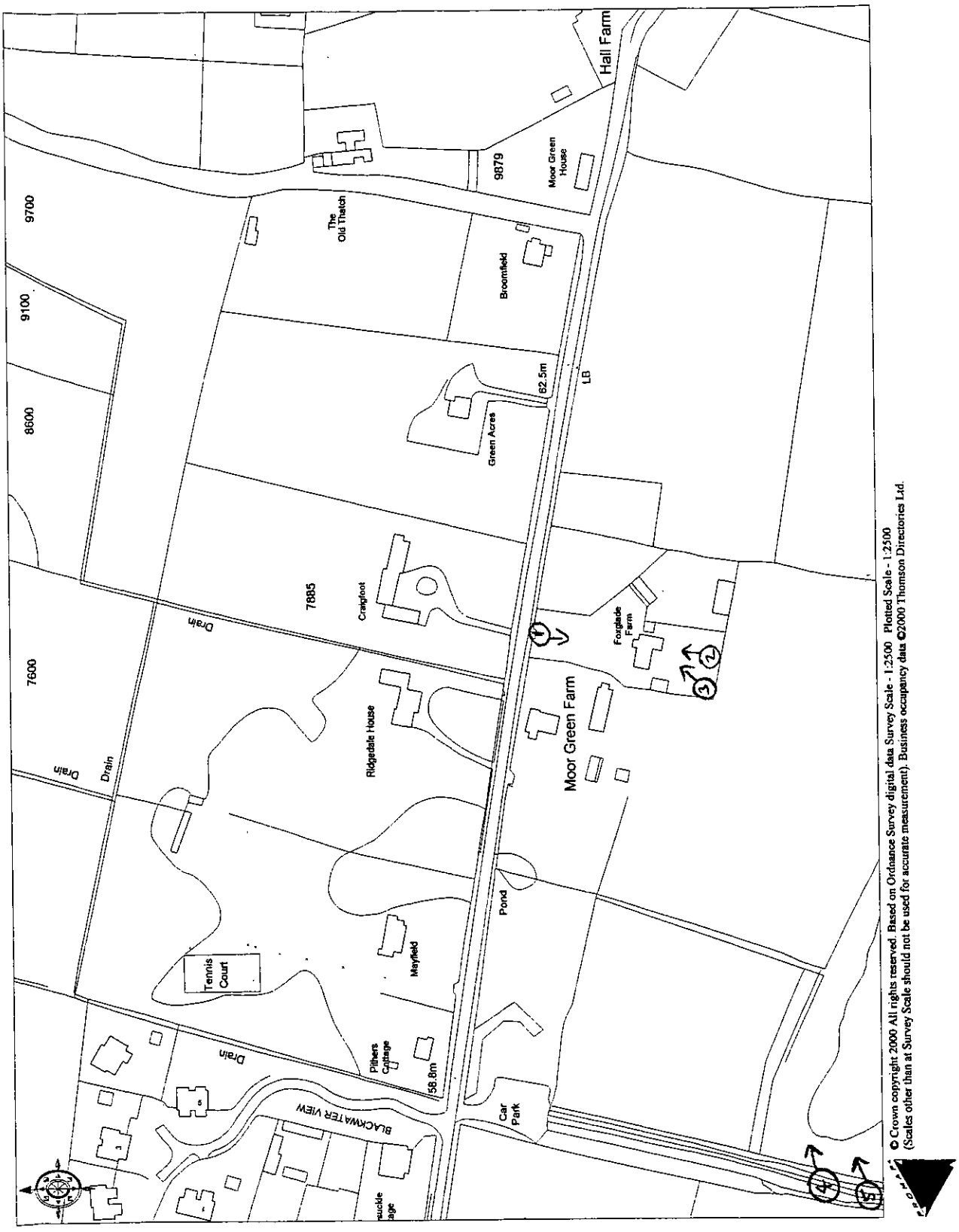
Reason

1. The proposed extension together with the existing extensions to the dwelling would cumulatively result in excessive extension and alteration to the scale of the dwellings, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan (Deposit Draft) Policy WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.



PHOTOGRAPHS OF THE APPEAL SITE

KEY PLAN

PHOTOGRAPH 1











References in this document to provisions of the Town and Country Planning Acts, 1947 to 1959, should be read as references to the appropriate provisions in the Town and Country Planning Act, 1962.

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

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

To Mr. D. J. Page,
c/o Mr. A.E. Jones,
"Ringley Vale"
Grovelands Avenue,
WINNERSH,
WOKINGHAM.Berks.

Application No. R/159/65

Proposal Alterations and additions to Moor Green Farm Cottage, Lower Sandhurst Road, Finchampstead.Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 8th day of July, 1965 xxxx

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Mr David Page
C/O Mr Michael Gilfrin DipTP MRTPI
128 Ash Lodge Drive
Aldershot
Hants
GU12 6NR

Application No : 96/64666/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF 3 FLOODLIGHTS IN LIVERY YARD (RETROSPECTIVE)

Location : Foxglade Farm Lower Sandhurst Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING 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.

REASONS(S) :
01
The flood lights result in light pollution and have an urbanising impact which is detrimental to the locality. As such the development is contrary to policies C2 and C8 of the Berkshire Structure Plan and policies STV2 and SC3 of the South East Area Local Plan which seek to prevent development inappropriate to the rural area and Blackwater Valley Area of Special Landscape Importance.

Date 13 December 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Designation of and Development Within Areas of Special Landscape Importance

Policy C8 **Areas of Special Landscape Importance will be delineated and designated through local plans. The location, scale, form, character and type of development in these areas will be carefully controlled to protect their special landscape significance.**

5.35 Examples of Areas of Special Landscape Importance defined by or to be considered for inclusion or redefinition in local plans are :

The area between Wargrave and Cookham

The Blackwater Valley Area

The Farley Hill Area

Windsor Great Park

Bearwood, Sindlesham

The area at Donnington, north of Newbury

The area north of Theale

The Greenham/Crookham area

5.36 The designation of ASLI's will serve to highlight particularly important parts of the countryside which display landscape characteristics of importance in the county context, that should be taken into account in planning decisions. In considering the designation and delineation of an ASLI, the local planning authorities will apply the following criteria (derived from the Countryside Commission's 'Landscape Assessment Guidance' 1993) to ensure consistency throughout the County'.

(i) ***Landscape as a resource***
The landscape should be a resource of at least county importance for reasons of rarity or representativeness.

(ii) ***Scenic quality***
It should be of high scenic quality, with pleasing patterns and combinations of landscape features, and important aesthetic or intangible factors.

(iii) ***Unspoilt character***
The landscape within the area generally should be unspoilt by large-scale, visually intrusive industry, mineral extraction or other inharmonious development.

(iv) ***Sense of place***
It should have a distinctive and common character, including topographic and visual unity and a clear sense of place.

Countryside

APPENDIX 7

CALIPLAN

South East Area



the larger Bearwood Area of Special Landscape Importance which is identified in the Loddon Area Local Plan. It is a significant wooded area which rises above the Loddon Valley to the west and the Emmbrook to the east and is prominent in long distance views from the surrounding area. The section within this plan area is particularly important in providing a strong wooded boundary to the westerly development of Wokingham.

1.3.15 The criteria used to identify these areas and the alternative boundaries considered are contained in Working Paper Three which is available separately from this Plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities,

b) enhance their rural character and landscape qualities by encouraging appropriate management,

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.16 The two areas identified represent the 'Other Areas of Special Landscape Importance' within the Plan area referred to in Policy EN9 of the Replacement Plan for Berkshire.

❖ SC3 AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE AS DEFINED ON THE PROPOSALS MAP LAND USES OR BUILT DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD CAUSE LONG-TERM DAMAGE TO THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC4 SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND CLOSE TO THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD, AREAS OF SPECIAL LANDSCAPE IMPORTANCE WHICH, BY REASON OF ITS SIZE, LOCATION OR TYPE, WOULD ADVERSELY AFFECT THE RURAL CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

❖ SC5 MANAGEMENT OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT THE MANAGEMENT OF LAND WITHIN THE BLACKWATER VALLEY AND FINCHAMPSTEAD, AND BEARWOOD AREAS OF SPECIAL LANDSCAPE IMPORTANCE IS UNDERTAKEN IN SUCH A WAY AS TO MAINTAIN AND ENHANCE THEIR RURAL CHARACTER AND SPECIAL LANDSCAPE QUALITIES.

LANDSCAPE MANAGEMENT

1.3.17 Within the landscape in recent years the rate of change appears to have increased. In agricultural parts of the plan area Dutch Elm disease and, more recently, storms have resulted in the loss of many hedgerow trees. In addition many modern farming practices and the demands of development including mineral extraction have led to the felling of woodland, grubbing up of hedgerows and drainage of wetland areas. More efficient drainage techniques have also resulted in the neglect or loss of important landscape features such as ponds and ditches.

1.3.18 Over recent years public awareness of changes in the countryside has increased. Modern farm production and management methods and the need for them are perhaps not readily understood by those not employed in agriculture. At the same time increased accessibility to the countryside for its recreational

1.3.52 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy SC15 are observed.

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

1.3.53 With changing agricultural patterns and practices and other changes in the rural economy, a number of farm buildings are now surplus to requirements. Many of these buildings are of considerable merit using traditional materials and vernacular styles. The retention of these buildings can be ensured by allowing conversion to residential or other appropriate use. Such conversions need to protect and retain the essential character of the building. In addition, the conversion should not detract from the amenities of the rural area by inappropriate fencing, large extensions and garages or the incorporation of extensive agricultural areas within the curtilage for amenity purposes. Where the existing buildings are unattractive or have an adverse impact on the rural environment their perpetuation by conversion would not be appropriate.

1.3.54 Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a new proposed use. However, in circumstances where the District Council has reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

IN RURAL AREAS, PROPOSALS FOR THE USE OR CONVERSION OF BUILDINGS TO DWELLINGS WILL GENERALLY BE APPROPRIATE PROVIDED THAT ALL OF THE FOLLOWING CRITERIA APPLY:

A) THERE IS NO SIGNIFICANT CONFLICT WITH ANY OTHER LOCAL OR STRUCTURE PLAN POLICY;

B) THE BUILDINGS ARE STRUCTURALLY SUITABLE FOR CONVERSION OR ADAPTION. EVIDENCE THAT THIS IS SO WILL BE REQUIRED BEFORE PLANNING PERMISSION IS GRANTED. NORMALLY THIS WILL BE IN THE FORM OF A DETAILED REPORT PREPARED BY A SUITABLY EXPERIENCED AND QUALIFIED SURVEYOR OR ARCHITECT;

C) THE CONVERSION DOES NOT DETRACT FROM THE SCALE AND CHARACTER OF THE BUILDINGS;

D) THE BUILDINGS ARE NOT UNSIGHTLY OR OBTRUSIVE ELEMENTS IN THE LANDSCAPE;

E) THERE WILL BE NO ADVERSE EFFECT ON THE APPEARANCE, CHARACTER OR AMENITY OF THE COUNTRYSIDE OR NEARBY PROPERTIES;

Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY WLL2: AREAS OF SPECIAL LANDSCAPE IMPORTANCE

WITHIN THE DESIGNATED AREAS OF SPECIAL LANDSCAPE IMPORTANCE, AS DEFINED ON THE PROPOSALS MAP; LAND USES OR BUILT DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD HAVE A DETRIMENTAL IMPACT ON THE OPEN, COUNTRYSIDE CHARACTER, OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

THIS INCLUDES ANY DEVELOPMENT THAT RESULTS IN THE REMOVAL OR EROSION OF LANDSCAPE FEATURES SUCH AS PONDS, CHALK OUTCROPS, WOODLAND, COPSES AND HEDGEROWS.

Implementation: The development control process

Monitoring: Planning applications determined.

2.67 Within ASLI's, the District Council will seek the management of landscape features. This will be achieved through negotiation with landowners and liaison with other bodies such as English Nature, the Countryside Commission, the Environment Agency, the Forestry Authority and the Woodland Trust amongst others. Advice and guidance will also be available to the landowners. Planning conditions and agreements will be used where appropriate and necessary in the granting of a planning permission. These can provide safeguards and benefits in these special areas.

2.67a It should be noted that the general countryside policies apply within Areas of Special Landscape Importance.

POLICY WLL3: SETTING OF AREAS OF SPECIAL LANDSCAPE IMPORTANCE

DEVELOPMENT WILL NOT BE ALLOWED ON LAND THAT IS EITHER:

A) PHYSICALLY ADJOINING THE DEFINED BOUNDARIES OF THE AREA OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP) OR

B) VISUALLY PROMINENT FROM OR TO THE DEFINED AREAS OF SPECIAL LANDSCAPE IMPORTANCE (AS SHOWN ON THE PROPOSALS MAP)

AND WHICH BY REASON OF ITS SIZE, LAYOUT, DESIGN, MATERIALS, LOCATION OR TYPE OF USE WOULD ADVERSELY AFFECT THE SETTING, CHARACTER OR SPECIAL LANDSCAPE QUALITIES OF THE AREA.

Implementation: The development control process.

Monitoring: Planning applications determined.

River Valleys

2.68 Some of this District's best quality landscapes are associated with or based upon parts of river valleys. These are the Loddon ASLI, the Blackwater Valley ASLI and the Wargrave/Cookham ASLI (based on the Thames Valley).

Appeal Decision

Site visit made on 19 July 2000

by M A Hillyer BSc MSc CEng MICE FCIWEM

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 01 AUG 2000
31 JUL 2000
COPIES TO:
ACK:
FILE:

Appeal A: APP/X0360/A/00/1042188
70 & 72 Reading Road, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Beckley against the decision of Wokingham District Council.
- The application (ref:99/70473/F), dated 13 September 1999, was refused by notice dated 1 November 1999.
- The development proposed is a two storey rear extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions.

Appeal B: APP/X0360/A/00/1042271
70 & 72 Reading Road, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr W Edwards against the decision of Wokingham District Council.
- The application (ref:99/70474/F), dated 13 September 1999, was refused by notice dated 1 November 1999.
- The development proposed is a two storey rear extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions.

Procedural Matters

1. For the purpose of clarification I confirm that the proposed developments are physically identical in every way. Each is for an extension to the semi-detached block of two dwellings and the grounds of appeal make it clear to me that the site is the envelope of the property boundaries of Nos 70 & 72. I shall determine the appeals on that basis.

Main Issue

2. From my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in these appeals is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

3. The development plan consists of the Berkshire Structure Plan (SP) and the South East Area Local Plan 1994 (LP). No SP policies have been drawn to my attention. LP Policy SC19 states that major extensions to existing dwellings in rural areas will generally not be

approved where they have an adverse effect on the rural environment. The Wokingham District Local Plan 1997 (Deposit Draft) (DDLP) is an emerging plan part of which is yet to be examined at public inquiry. Policy WCC7 of the DDLP identifies that extensions to dwellings outside built-up areas should be acceptable if there are no adverse visual impacts on the undeveloped character of the surrounding countryside, or alteration to the scale of the dwelling.

Consideration

4. The site is in the countryside, outside of any defined settlement. It fronts onto the busy Reading Road in a locality where there is "ribbon" development of dwellings on one or both sides of the road. The existing houses at Nos 70 & 72 are two storey, single room depth dwellings with small single storey rear kitchen units. Each has a yard and a long rear garden which gives onto a wooded area. There are outbuildings within the gardens of 70 & 72 and of adjacent properties, and there are house extensions and new outbuildings at other properties in the row. Although within a rural area the immediate locality of houses, gardens and road has a suburban character and appearance.

5. The Council says that the development would represent an increase in floor space of about 80% of the existing dwellings. From the information on the application drawing I consider that the footprint of the houses would increase by some 50%. The increase in the bulk of the building would be significant and would not be a minor extension.

6. Because of the alignment of the pair of houses the extension would not project to the rear beyond the original face of the neighbouring No 68. The roof of the development would be limited to two rearward hipped units with ridges slightly lower than those of the original houses. The development could be glimpsed from the Reading Road but it is unlikely that it would be noticed by passers-by because of the length of the front gardens and the intervening trees and bushes. From the garden areas of neighbouring houses the new building would be seen within the profile of the existing dwellings at Nos 70 & 72, and with sympathetic choice of surfaces and materials it would match the scale and appearance of the original dwellings and of a number of neighbouring buildings. It would not appear out of keeping with the immediate surrounding area.

7. The development would conflict with those elements of LP Policy SC19 and ELP Policy WCC7 regarding scale. However, according to the policy commentaries, the underlying aims of those policies are to prevent the urbanisation of the countryside and to refuse proposals which have an adverse visual impact. The development would not conflict with these aims. Other future development on the row might result in a cumulative adverse visual effect, but each proposal must be considered on its merits. I conclude on the main issue that the proposed development would not be harmful to the character and appearance of the surrounding area.

8. In representations an occupier at No 74 has expressed concern regarding privacy, and subsidence. I consider that privacy would not be compromised, because of the distance and acute angle of any views towards No 74 from the upper storey of the development. The matter of subsidence is best dealt with by legislation other than the Town & Country Planning Act 1990.

Conclusions

9. For the reasons given above and having regard to all other matters raised I conclude that the appeals should be allowed. The Council have suggested a number of conditions for imposition should planning permission be granted. I shall include a condition for matching materials, to maintain the appearance of the extended building. The drawings forming part of the applications clearly show the window openings proposed, and it would be unnecessary and unreasonable to prevent the construction of first floor windows, as the Council seems to suggest, by restricting permitted development. The accesses to the properties have restricted visibility onto a busy road, and the development could increase the occupancy and therefore the number of cars using the site. Because of this and of comments by the highway authority, I shall include a condition for the turning of vehicles to ensure that they can enter and leave the site in forward gear. The appeals are allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Formal Decision – Appeal A and Appeal B

10. In exercise of the powers transferred to me, I allow the appeals and grant planning permissions for a two storey rear extension at 70 & 72 Reading Road, Finchampstead in accordance with the terms of the applications Nos: 99/70473/F & 99/70474/F dated 13 September 1999 and the plan No Beck:01 submitted therewith, subject to the following conditions:

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

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

    3) The extension shall not be occupied until proposals for the laying out of space within the site for vehicles to turn (so that they may enter and leave the site in forward gear) have been submitted to, and approved by, the local planning authority. Development shall be in accordance with those approved proposals.

Information

11. An applicant for any approval required by a condition attached to these permissions has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

12. These decisions do not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

13. Particulars of the right of appeal against these decisions to the High Court are enclosed for those concerned.

Michael A. Hilligan INSPECTOR.

PLANS

Appeal Plans

A. Location plan, 1:2500 scale.

B. Existing floor plans and elevations, 1:100, A00-087/01.

C. Proposed floor plans and elevations, 1:100, A00-087/02.

D. Layout plan, 1:500, A00-087/03.

Other plans

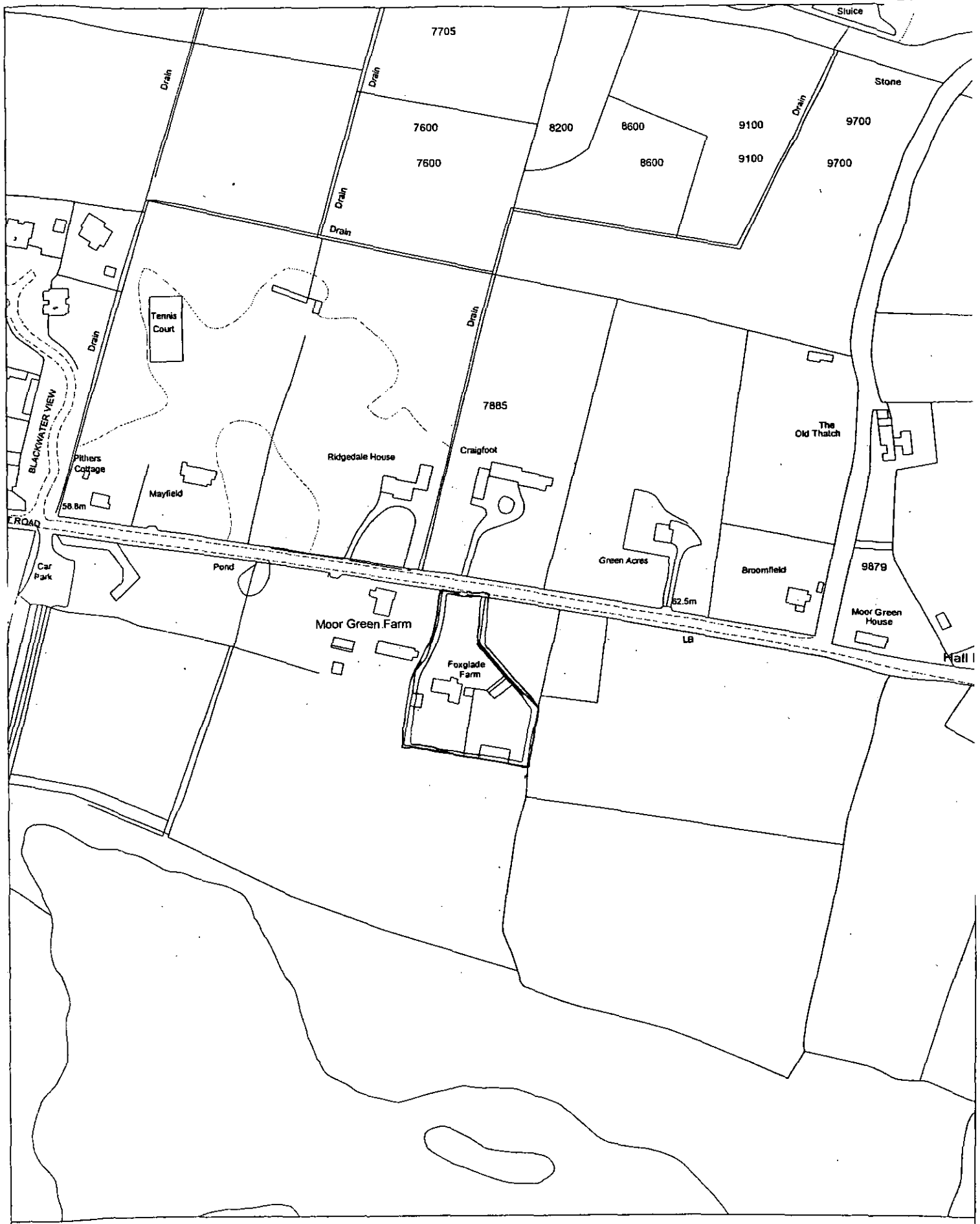
E. R/159/65, application plan.

F. 96/64666/F, location, site plan and elevations.

G. Ordnance Survey 1:50,000 scale map of local area.

H. Appeal plan, 70-72 Reading Road, Finchampstead.

PLAN A



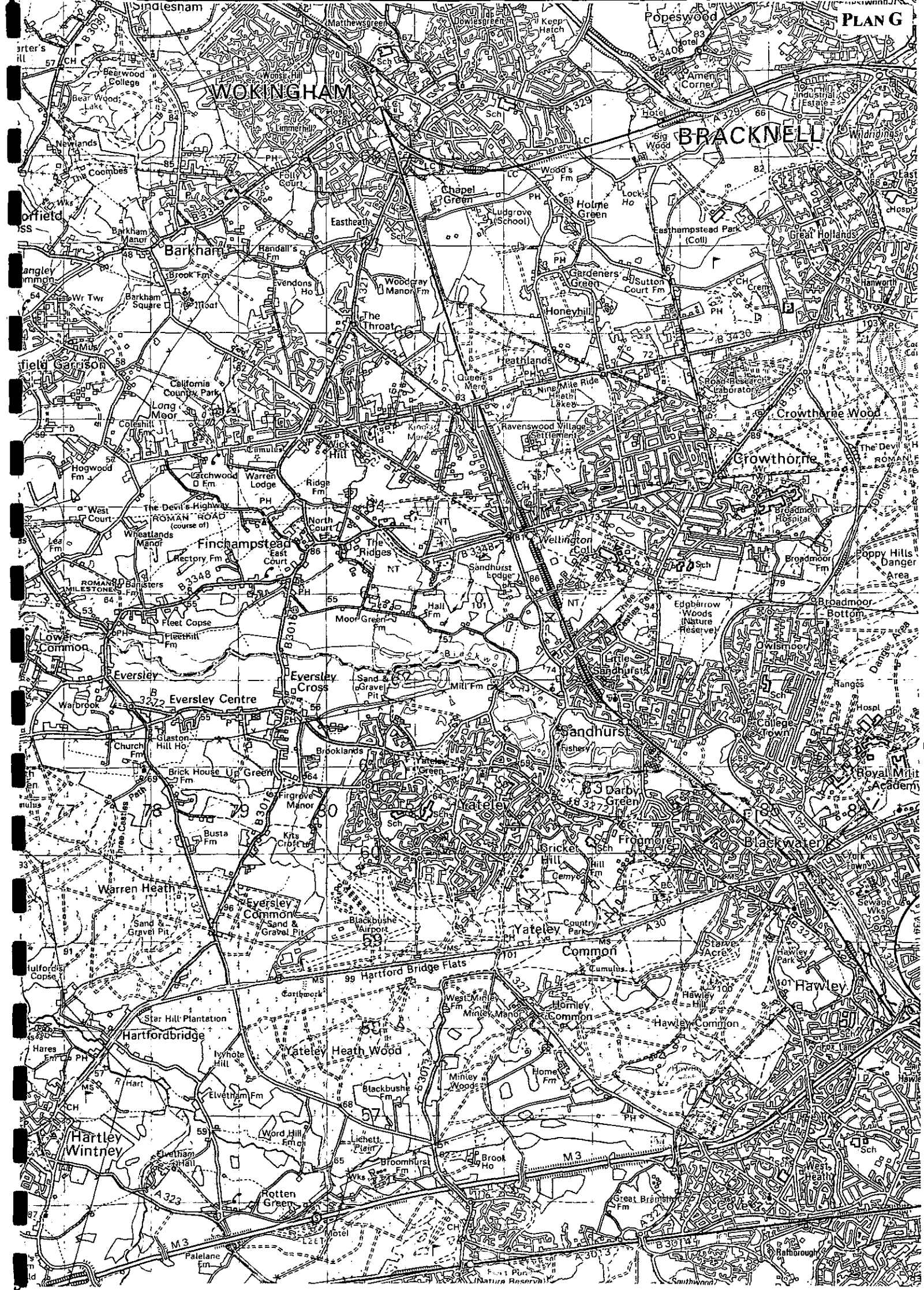
Site Plan, Scale: 1 to 2500

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

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

Date: 1 November 2000

N
W E
S


WOKINGHAM
BRACKNELL
Finchampstead
Eversley
Eversley Cross
Eversley Centre
Eversley Common
Warren Heath
Barkham
Crowthorne
Crowthorne Wood
Sandhurst
Little Sandhurst
Yateley
Yateley Common
Blackwater
Hartley Wintney
Hartfordbridge
Hawley
Hawley Common
Hartford Bridge Flats
Yateley Heath Wood
Lower Common
Rotten Green
Broadmoor
Broadmoor Bottom
Owlsmoor
Chapel Green
Gardeners Green
Honeyhill
Heathlands
Wick Hill
Lower Common
Eastheath
Holme Green
Popesworth
Sindlesham
Matthewsgreen
Dowlesgreen
Keep Hatch
Amen Corner
Big Wood
Wood's Fm
Lock's Ho
Easthampstead Park (Coll)
Great Hollands
Hanworth
Sutton Court Fm
Road Research Laboratory
Nine Mile Ride
Queen's Mere
Ravenswood Village Settlement
Crowthorne Wood
Broadmoor Hospital
Wellington Coll
Poppy Hills Danger Area
Edgbarrow Woods (Nature Reserve)
Sandhurst Lodge
The Ridges
North Court
West Court
East Court
Rectory Fm
Wheatlands Manor
The Devil's Highway ROMAN ROAD (course of)
Roman Milestones
Barkham Manor
Barkham Square
Randall's Fm
Evendons Ho
Woodgray Manor Fm
Brook Fm
The Throat
Long Moor
California Country Park
Coleshill Fm
Hogwood Fm
Larchwood Fm
Warren Lodge
Ridge Fm
Fleet Copse
Fleethill Fm
Moor Green Fm
Hall Fm
Mill Fm
Sand & Gravel Pit
Brookwood Fm
Brookwood
Glaston Hill Ho
Church Fm
Brick House Fm
Up Green
Firgrove Manor
Yateley Green
Brooklands
Darby Green
Frogmore
Cricket Hill
Hill Fm
Busta Fm
Kits Croft
Blackbushe Airport
Blackbushe Fm
Minley Manor
Minley Woods
West Minley Fm
Home Fm
Hawley Hill
Hawley Park
Stanwell Acre
Country Park
Ivyhole Hill
Star Hill Plantation
Earthwork
Elvetham Fm
Elvetham Hall
Word Hill Fm
Lichett Plain
Broomhurst Fm
Brook Ho
Great Branksmere Fm
Palelane Fm
Fleet Pond (Nature Reserve)
Southwood
Rathborough
Castles Path
Danger Area
Rifle Range
Royal Military Academy
College Town
Fishery
Sewage Wks
Hospl
Sch
Ch
PH
Mus
Cemy
Cremy
Wks
Twr
Motel
Hotel
Industrial Estate
Nature Reserve
Country Park
Cumulus
Earthwork
Boundary
Footpath
Castles Path
A329
A322
A321
A3095
A3095
B3408
B3430
B3348
B3272
B3016
B3017
B3013
M3
A30
A327
A323

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
N Oldland Esq
Against the Refusal by Wokingham District Council
of Planning Permission for a
2-Storey Residential Rear Extension
at
Foxglade Farm, Lower Sandhurst Road
Finchampstead

WRITTEN REPRESENTATIONS

LPA Reference: F/2000/1665

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk

CONTENTS

PAGE NO.

1 INTRODUCTION 1

2 SITE DESCRIPTION 2

3 PLANNING HISTORY 4

4 PLANNING POLICY 5

5 CASE FOR THE APPELLANT 10

6 CONCLUSIONS 18

APPENDICES

PLANS

1 INTRODUCTION

1.1 These written representations are submitted on behalf of Mr N Oldland. On 5 June 2000, Romans Professional Services submitted a full planning application to Wokingham District Council (the LPA) for a 2-storey residential rear extension at Foxglade Farm, Lower Sandhurst Road, Finchampstead.

Copies of the completed application form and certificate A are attached as Appendix 1.

Copies of the application plans and location plan are attached as Plans A to D.

1.2 The application was registered on 14 June and allocated to a planning officer, Angela Odell. The application was given the reference number F/2000/1665.

1.3 On 17 July 2000, the LPA issued a refusal notice. This contained a single reason for refusal, as follows:

> *"The proposed extension together with the existing extensions to the dwelling would cumulatively result in excessive extension and alteration to the scale of the dwellings, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SC19 and to Wokingham District Local Plan (Deposit Draft) WCC7.*

A copy of the refusal notice is attached as Appendix 2.

2 SITE DESCRIPTION

Location

2.1 The appeal site lies within a rural area south of Finchampstead, located off Lower Sandhurst Road. Finchampstead village, with a local shop/garage, school and public house, lies 1 kilometre west of the site. Crowthorne village and railway station are located 2 kilometres east of the site. Yateley and Sandhurst lie about 2.2 kilometres to the south and south-east of the site. Wokingham town centre and railway station are located about 7 kilometres to the north of the site. Regular rail services run from Wokingham, Crowthorne and Sandhurst to Reading, Bracknell, London Waterloo and Gatwick.

2.2 Beeline buses operate a bus service that stops when requested along Wokingham Road located 1.5km east of the site. The service goes to Wokingham and Bracknell.

2.3 The site lies within easy reach of a range of shopping, leisure and employment facilities within local settlements, and with larger settlements, ie Wokingham, Reading, Bracknell and Guildford, accessible by rail and bus.

Site Characteristics

2.4 The site is an irregular shape with a 22-metre road frontage. The site is about 87 metres deep and slopes slightly to the south. The rear part of the site is 63 metres wide. The site covers a total area of 0.38 hectares. The appellant owns adjoining land totalling 3.7 hectares, indicated in blue on the location plan.

2.5 Foxglade Farm comprises an existing 2-storey house that has a footprint of 133 square metres, plus stables and garages. The house and associated buildings are set back over 40 metres from the access to Lower Sandhurst Road. An exercise yard for horses is located 40 metres to the east of the house.

2.6 The eastern and southern boundaries of the site adjoin open land. To the west of the site is the detached property and outbuildings of Moor Green Farm. Opposite the site and directly north of Lower Sandhurst Road are the properties of Craigfoot (a bungalow) and Green Acres (a 2-storey dwelling), as well as other residential dwellings of varying types and sizes.

Photographs of the appeal site are attached as Appendix 3.

3 PLANNING HISTORY

3.1 R/159/65

Application for alterations and additions to Moor Green Farm Cottage (now Foxglade Farm) was approved on 12 July 1965.

A copy of the decision notice is attached as Appendix 4.

A copy of the relevant plan is attached as Plan E.

3.2 96/64666/F

An application for the erection of 3 floodlights in the livery yard exercise area was refused on 13 December 1996.

A copy of the decision notice is attached as Appendix 5.

A copy of the relevant plan is attached as Plan F.

4 PLANNING POLICY

4.1 A detailed examination and assessment of the case on behalf of the appellant appears in section 5 of this representation. Firstly, however, we propose to review the policy framework relevant to the consideration of this appeal.

4.2 Central Government advice is to be found in Planning Policy Guidance Note (PPG) 1, General Policy and Principles, and PPG7, Planning in the Countryside. At the strategic level, the Structure Plan for Berkshire (BSP) was adopted in November 1995. At the local level, the South East Area Local Plan (SEALP) was adopted in April 1994. The Wokingham District Local Plan Deposit Draft (WDLP) was published in November 1999. The public local inquiry into this new plan has recently concluded and it is anticipated that the Inspector's report will be published in 2001, with the plan being adopted in 2002.

4.3 With reference to the Government's commitment towards a plan-led system of development control, paragraph 40 of PPG1 states that:

> *"Where an adopted of approved development plan contains relevant policies, section 54A (Town and Country Planning Act 1990) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise."*

4.4 Paragraph 40 goes on to comment that:

> *"Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interest of acknowledged importance."*

4.5 With regard to the weight to be given to non-adopted plans, paragraph 48 states that:

> *"...account can also be taken of policies in emerging development plans which are going through the statutory procedures towards adoption (or approval). The weight to be attached to such policies depends upon the stage of plan preparation or review, increasing as successive stages are reached."*

4.6 With regard to design, paragraph 18 states that:

> *"Local planning authorities should not concern themselves with matters of detailed design except where such matters have a significant effect on the character or quality of the area, including neighbouring buildings."*

4.7 With regard to development in rural areas, paragraph 28 states that:

> *"Rural areas can accommodate many forms of development without detriment, if the location and design of development are handled with sensitivity."*

4.8 With reference to local planning authorities (LPAs) deciding planning applications in the countryside, paragraph 2.8 of PPG7 states that LPAs should take account of any statutory designation and then weigh the need to:

- *"achieve good quality development which respects the character of the countryside".*

Structure Plan Policies

4.9 The structure plan for the area is the approved replacement BSP, which contains the following relevant policies.

4.10 **Policy C2**

This policy states that development outside the built up area will be strictly controlled.

4.11 **Policy C8**

This policy states that development in Areas of Special Landscape Importance (ASLIs) will be carefully controlled.

Copies of the above BSP policies are attached as Appendix 6.

Local Plan Policies

4.12 The local plan for the area is the adopted SEALP, which contains the following relevant policies:

4.13 **Policy SC3**

This policy states that development which will cause long-term damage to the rural character of ASLIs will not be allowed.

4.14 **Policy SC19**

This policy states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be allowed.

Copies of the above policies are attached as Appendix 7.

4.15 The emerging WDLP, which is a material consideration, contains the following relevant policies:

4.16 **Policy WCC7**

This policy states that extensions to dwellings outside the built up area should be acceptable if they meet the criteria set out in the policy.

4.17 **Policy WLL2**

This policy states that development in ASLIs will not be allowed if it would have a detrimental impact on the character of the area.

Copies of the above policies are attached as Appendix 8.

5 CASE FOR THE APPELLANT

5.1 The LPA states, in its reason for refusal, that the proposed extension, when added to previous extensions, to the dwelling "...would cumulatively result in excessive extension and alteration to the scale of the dwelling". This would result in "...a detrimental effect on the character and appearance of the area".

5.2 Consequently, the LPA believes that the proposal conflicts with development plan, and emerging development plan, policies. We will study each policy in turn below and explain how we consider the proposal to be in compliance with each policy:

5.3 **SEALP Policy SC19**

This policy states that most "minor" extensions to dwellings in the countryside will be acceptable. "Major" extensions or proposals likely to have "an adverse effect on the rural environment" will be resisted. "Major" extensions will include previous extensions and their "cumulative effect".

It is accepted that the dwelling was substantially extended back in 1965 (see Appendix 4 and Plan E). However, in reality, the existing dwelling forms the context of the application and, therefore, the proposed extension will only be a "minor" addition. The existing dwelling has a footprint of 133 square metres and a floor area of 218 square metres. It is proposed to add about 24 square metres

(18 per cent) to the footprint and 57 square metres (26 per cent) to the overall floor area of the dwelling. A 26 per cent increase in floor area and 18 per cent increase in footprint do not constitute "major" additions to the dwelling. Equally, the location of the extension, at the rear of the dwelling with no part extending out into open countryside, ensures that any impact on the rural environment is minimal and not "adverse" in any way.

In summary, it is considered that the appeal proposal constitutes a "minor" extension to the existing dwelling, which will not have any adverse impact on the rural environment or other interests. The proposal complies with Policy SC19.

5.4 **WDLP Policy WCC7**

This draft policy reiterates adopted Policy SC19 and requires rural extension proposals to comply with the following criteria:

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

The extension will not be visible from Lower Sandhurst Road to the north of the site because of the proximity of the existing dwelling house. Views from private land to the east will be blocked by the existing structure. Views from public footpaths, some 250 metres to the west and 500 metres to the south, will be

obscured to a large extent by existing structures, vegetation and trees and the extension will only be seen against the backdrop of the existing dwelling house. The extension will not protrude further south or west of the existing structure and it will not adversely affect any matters of ecological interest. The undeveloped character of the surrounding open countryside will not be materially harmed by the proposal.

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

As stated in paragraph 5.3 above, it is considered that an 18 per cent increase in footprint and 26 per cent increase in floor area is not sufficient to materially change the scale of the dwelling. These are "minor" increases, which will not adversely affect the existing open character of the rural area. Furthermore, the height of the dwelling will not be increased, the appearance of the building from Lower Sandhurst Road will not change and the new structure will not extend the dwelling further into open areas to the west or south.

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

As is evident on the appeal plans, the extension design closely matches the existing house, so that the extension is a replication of the rear protrusion of the existing dwelling, complete with similarly pitched roof and identical bay window at the rear. All materials used in the extension will match the existing and it is anticipated that the consent notice will include a condition requiring the appellant to agree materials with the LPA prior to commencement of building works. This will ensure that the LPA controls the external appearance of the extension and can guarantee that the new structure will be compatible with the existing dwelling and of attractive appearance to complement the rural surroundings of the site.

In summary, it is considered that the appeal proposal represents a modest addition to the existing dwelling, is of compatible design and is likely to have a minimal impact on the character and appearance of the surrounding countryside. The proposal complies with Draft Policy WCC7.

Material Considerations

5.5 BSP Policy C2

This policy requires development outside of settlement boundaries to maintain or enhance the rural environment whilst being appropriate to its rural location. It is considered that the proposed extension will be modest in dimensions, attractive in appearance and barely visible from public vantage points. Its impact on the rural environment will be negligible. Therefore, the proposal will comply with Policy C2.

5.6 BSP Policy C8

This policy applies to ASLIs. The appeal site lies in the Blackwater Valley ASLI. It is considered that the "location, scale, form, character and type of development" at the appeal site will be sufficiently modest and unobtrusive, as described above, to ensure that the ASLI is not harmed in any way by the proposed modest extension to the dwelling. The proposal complies with Policy C8.

5.7 SEALP Policy SC3

This policy also applies to ASLIs and seeks to prevent proposals which would "...cause long-term damage to the rural character or special landscape qualities of the area". We consider that the proposed extension is very modest in size and its effect on the ASLI will be minimal. The proposal complies with Policy SC3.

5.8 **WDLP Policy WLL2**

This policy seeks to prevent proposals in the ASLI which would "...have a detrimental impact on the open, countryside character, or special landscape qualities of the area". It is considered that the modest extension proposed will not detrimentally affect the surrounding open countryside. The proposal complies with Policy WLL2.

5.9 The questionnaire contains copies of correspondence from the following consultees:

▪ Highway Authority	No objection
▪ Environmental Design	Requires some reinforcement of field boundaries to south
▪ Parish Council	No objection
▪ Environmental Health	No objection
▪ Green Acres, Lower Sandhurst Road	Supports the application

None of the consultees objects to the principle of the extension. Only Environmental Design requires amendments. However, it should be noted that the field boundaries to the south of the site are not owned or controlled by the appellant. Although a landscaping scheme may be required by the inspector, by way of an appropriate condition on the consent notice, it will only be possible to plant within the land owned by the appellant (see Plan A). It should be noted that the nearest public footpath to the appeal site is located 200 metres to the west.

Views of the site are obscured by vegetation. The proposal will not have any material impact on views from local public footpaths.

A copy of the relevant 1:50,000 scale Ordnance Survey map is attached as Plan G.

5.10 **Recent Appeal Decision**

A recent appeal decision, concerning 2-storey rear extensions to a pair of semi-detached houses in a rural area of Finchampstead, offers guidance with regard to this appeal. The inspector found Policies SC19 and WCC7 to be most relevant. The rear extensions amounted to an 80 per cent increase in floor area and 50 per cent increase in footprint. In paragraph 6, the inspector found that, because the extensions would be unlikely to be noticed by passers-by and the extensions would match the scale and appearance of the original and neighbouring dwellings, they would not appear out of keeping with the immediate area. Thus, the development would not conflict with the underlying aims of the policies, ie "...to prevent the urbanisation of the countryside and to refuse proposals which would have an adverse visual impact".

The current appeal proposal is very similar to the above example, in that the 2-storey rear extension will be barely visible from public vantage points and its design will be in keeping with the character of the area.

A copy of the appeal decision letter is attached as Appendix 9.

A copy of the approved plan is attached as Plan H.

6 CONCLUSIONS

6.1 We consider that the proposed extension, at the rear of Foxglade Farm, is a "minor" extension. The 18 per cent increase in footprint and 26 per cent increase in floor area proposed will result in only a modest increase to the bulk and massing of the dwelling. In addition, the extension will be hidden at the rear of the building and will not be visible from the public road to the north. Views of the extension from the public footpath network will only be long distance, obscured by intervening features and will only be of a structure set against the backdrop of the existing dwelling house.

6.2 Consequently, the proposal will not be obtrusive and will not have any adverse effect on the ASLI. The scale and appearance of the dwelling will not be significantly altered. The proposal complies with all relevant development plan policies. No consultees have raised any objections, which cannot be resolved by placing a condition on the consent notice. No interest of acknowledged importance will be harmed by the proposed extension.

6.3 The appeal proposal, therefore, complies with s.54a of the 1990 Town and Country Planning Act, in that it does not contravene development plan policies.

6.4 It is respectfully requested that this appeal should be allowed.

Farah

REMINDER

APPEAL SITE VISIT AT FOXGLOVE FARM

ON 24/01/01

AT 10am. (for Angi)

Thanks

Den

23/01/01

FOXGLADE FARM

Appellant's consultants' para. 5.10
(Refer to appellant's consultants' Appendix 9)

The circumstances of the appeal at Nos. 70-72 Reading Road are not comparable. Nos. 70-72 Reading Road are in an otherwise built-up frontage, whereas Foxglade Farm is a single dwelling with only one other dwelling nearby on the south side of Lower Sandhurst Road. In addition, there were no existing extensions at Nos. 70-72 Reading Road, and the total increase in floorspace amounted to about 80% of the original. In contrast the proposed extension on the appeal site would result in a total cumulative increase of about 151%.

Appeal Decision

Site visit made on 24 January 2001

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

by C. Hughes BA (Hons) Dip TP MRTPI

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

Date
08 FEB 2001

Appeal Ref: APP/X0360/A/00/1052738
Foxglade Farm, Lower Sandhurst Road, Finchampstead

- 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 N Oldland against the decision of Wokingham District Council.
- The application (ref:F/2000/1665), dated 5 June 2000, was refused by notice dated 17 July 2000.
- The development proposed is a 2 storey residential rear extension.

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

Main Issue

1. The main issue is the effect of the proposed extension on the character of the open countryside forming part of an Area of Special Landscape Importance (ASLI).

Planning Policy

2. The development plan consists of the Berkshire Structure Plan (1997) and the South East Area Local Plan (1994) (SEALP). The draft Wokingham District Local Plan as proposed to be modified has reached an advanced stage in its preparation and is therefore a weighty material consideration.

3. Policies C2 of the structure plan, SC19 of the SEALP and WCC7 of the draft local plan are intended to protect the countryside. Policy SC19 aims to prevent the countryside from having an increasingly urbanised appearance and to preserve the range of house types available in rural areas. This policy generally does not approve major extensions or any proposal which has an adverse impact on the rural environment. It takes account of the cumulative effect of all extensions to the original building.

4. Although the Council does not refer to this, it also appears that the appeal site is located in an ASLI. The objectives of policies C8 of the structure plan, SC3 of the SEALP and WLL2 of the draft local plan are to avoid damage to the rural character and special landscape qualities of ASLIs.

Reasons

5. The appeal site lies in an area of sporadic development in open countryside. Although it is partly screened, it is visible from footpaths in the Blackwater Valley to the south. Nevertheless, given that there has been a dwelling on the land since at least 1965, the present house does not have a particularly urban appearance, because of the patina of age derived from its materials.

6. The cumulative effect of the proposed extension and those of 1965 would be to increase the floorspace of the original dwelling by 151%. This would amount to a major extension of the original building, contrary to SEALP policy SC19. However, an important material consideration is the fact that the original dwelling had been substantially extended well before the SEALP policy came into effect. By that time the present scale of the appeal building must have been well established.

7. The appeal proposal would increase the footprint of the existing building by 18% (24 sqm). The extension would partly fill in the south west corner of the present roughly L shaped building, and would not increase the height of the house or project beyond any existing building line. It would hide the untidy element of the rear elevation and would match the southern face of the rear wing of the property. This balanced design, if implemented in materials matching those existing, would improve the appearance of the house. From close to or from a distance, the extension would be seen against the backdrop of the existing building, and in the context of the several structures on the appeal site and on the neighbouring property to the west. In these surroundings the proposed development would not appear as a major extension or as a significant alteration to the scale of the dwelling or the scale of development on site. To my mind there would be no harm to the countryside and landscape protection objectives of the policies summarised above.

Conclusions

8. In my opinion the conflict with SEALP policy SC19 is outweighed by the material considerations that there would be no harm to the objectives of policies and that the appearance of the dwelling would be improved. As far as the range of rural dwellings is concerned, the house is already a substantial 4 bedroom property and this proposal would not lead to the loss of a small affordable dwelling.

9. I have seen the alleged precedent sites, but my decision is based on the planning merits of the appeal scheme. I have taken account of all other matters raised but these matters are outweighed by the considerations leading to my decision.

Formal Decision

10. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a 2 storey residential rear extension at Foxglade Farm, Lower Sandhurst Road, Finchampstead, in accordance with the terms of the application [No:F/2000/1665] dated 5 June 2000, and the plans submitted therewith, subject to the following conditions:

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

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

Information

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

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

13. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

C. Hughes

The Planning Inspectorate

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

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

PLANNING SERVICES | HPT 3 9701
POL | TLS
CC | ENF
APP
DS
09 FEB 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 8 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

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 Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: December 18, 2000
My ref: F/2000/1665
Your ref: APP/X0360/A/00/1052738

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

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

Dear Miss Groves

APPEAL BY: Mr N Oldland
SITE: Foxglade Farm, Lower Sandhurst Rd, Finchampstead

With reference to this appeal, I enclose 2 copies of the Council's comments on the appellant's statement

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

COPIES TO:
FILE:

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 12 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

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

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

Yours faithfully

pp Miss A Groves

211AL(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: November 2, 2000
My ref: F/2000/1665
Your ref: APP/X0360/A/00/1052738

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 N Oldland
SITE: Foxglade Farm, Lower Sandhurst Rd, Finchampstead

With reference to this appeal, I enclose 2 copies of the Council's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 1, 2000
My ref: F/2000/1665
Your ref:W/BKS/310/P

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: **Mr N Oldland**
SITE: **Foxglade Farm, Lower Sandhurst Rd, Finchampstead**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 1, 2000
My ref: F/2000/1665
Your ref: APP/X0360/A/00/1052738

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 N Oldland
SITE: Foxglade Farm, Lower Sandhurst Rd, Finchampstead

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

I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. November 1, 2000
My ref. F/2000/1665
Your ref.

Mr & Mrs Davies
Greenacres
Lower Sandhurst Rd
Finchampstead
Berks
RG40 3TH

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr N Oldland
SITE: Foxglade Farm, Lower Sandhurst Rd, Finchampstead
PROPOSAL: Proposed two storey rear extension to dwelling

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

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

If you wish to make further representations, you can give your views on the appeal in writing to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1052738. Comments received after 8 December 2000 will not normally be seen by the Inspector & will be returned.

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

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

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

Yours faithfully

Denise Gumbrell
Appeals Assistant

The Planning Inspectorate

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

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

PLANNING SERVICES
POL
PIC
APP
CS
19 OCT 2000
COPIES TO:
ACK:
FILE:

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

Your Ref: F/2000/1665

Our Ref: APP/X0360/A/00/1052738

Date: 27 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR N OLDLAND
SITE AT FOXGLADE FARM, LOWER SANDHURST ROAD, FINCHAMPSTED, WOKINGHAM

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

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

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

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

Within the next 2 weeks

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

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

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name Mr N Oldland

Address c/o Agent

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name Development Land & Planning Consultants Ltd

Address Ritz Plaza House
10 Denton Road
Wokingham

Your reference W/BKS/310/P

Daytime phone no 0118 978 9595

Fax no 0118 978 6551

Postcode RG40 2DX

E-mail address dlp.wokingham@talk21.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District

LPA's application reference no F/2000/1665

Date of the planning application 5.6.00

Date of LPA's decision notice (if issued) 17.7.00

D. APPEAL SITE ADDRESS

Address Foxglade Farm, Lower Sandhurst Road, Finchampstead, Berkshire

Postcode RG41 5AS

National grid reference

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

E. DESCRIPTION OF THE DEVELOPMENT

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

Two storey rear extension to dwelling.

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

0.55

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

55.6

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

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

G. GROUNDS OF APPEAL

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

The proposed extension is of modest dimensions and hidden from public view. It will not harm the character or appearance of the area. Local plan policies will not be contravened.

Written representations statement to follow within 6 weeks of appeal start date.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

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

Signed _____ (on behalf of) Mr N Oldland

Name (in capitals) J BAILEY Date 25.10.00

Please turn over

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

NOW SEND:

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

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

- **1 COPY for *you to keep***

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

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

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