[redacted]

SOUTHPORT U.K
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2000/0920

LOCATION:
133 Nightingale Road, Woodley Reading.

APPLICANT:
Mr R Hudson

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Emy Circuit**

[redacted]

Copy for Application File

Appeal Decision

Site visit made on 08 August 2000

by Stephen Amos MA (Cantab) MCD MRTPI

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

Appeal Ref: APP/X0360/A/00/1042649
133, Nightingale Road, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr R Hudson against the decision of Wokingham District Council.
- The application (ref:F/2000/0920), dated 12 March 2000, was refused by notice dated 20 April 2000.
- The development proposed is a two-storey extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The grounds of appeal refer to the appellant's attempts to compromise with the Council by reducing the forward projection of the extension. For the avoidance of doubt, my consideration of the appeal has to be limited to the scheme that was refused by the Council, in which the proposed extension would project forward to the line of the existing garage.

Main Issue

2. I consider that the main issue in this case is whether the proposed extension would cause significant harm to the appearance of the street scene.

Planning Policy

3. The relevant development plan policies are in the Loddon Area Local Plan, adopted in May 1995. Policy LBE1 provides that new development shall be of a high standard of design appropriate to the character of the area in which it is to be situated. Policy LBE 2 provides that development that would adversely affect the character of an area – including by virtue of its siting, scale, form and massing – will not normally be permitted.

4. The Wokingham District Local Plan Deposit Draft has reached public inquiry stage. Policies WOS3 and WBE1 together require, among other matters, that new development should be of a high quality of design that respects the local context and is appropriate to the character of the area. Matters to be considered include siting, form, scale and massing. While there are outstanding objections to these policies, the relevant provisions closely follow the development plan policies and so merit considerable weight.

Reasons

5. The appeal property is a detached 2-storey dwelling in a section of road containing both detached and semi-detached houses. It has a gabled front elevation, which faces south-east, and there is an attached garage on the south-west side. The garage and a porch project forward of the main front wall of the house by about 0.7 metres, at single storey height.

6. A 2-storey extension is proposed on the south-west side of the property, incorporating the site of the existing garage. It would have a depth of about 9.5 metres, aligning at the rear with a single storey projecting section of the kitchen, and at the front with the present forward projection of the garage and porch. A replacement porch would be incorporated.

7. Nightingale Road rises from the vicinity of Dartington Avenue, such that the appeal property is close to the crest of a rise when approached from the south-west. As a result, the house is quite prominent in the street scene on that approach, and the proposed extension would be in the forefront of views of the house from that direction. Visibility of the proposed extension would be increased by the fact that the house is built at a slight angle to its neighbours. As a result the garage, and so the forward-most part of the site of the proposed extension, stands slightly in front of the adjacent semi-detached house to the south-west, No 135 Nightingale Road.

8. The ridge of the extension's roof would be lower than that of the roof of the house. However, the projection of the extension by about 0.7 metres in front of the main part of the house, and its considerable overall massing, would make it a relatively dominant element of the building. In my assessment, the fact it would also stand forward of No 135 Nightingale Road would make it unduly prominent in the street scene. Although there is variety in designs, building lines and heights of houses on Nightingale Road, my attention has not been drawn to any 2-storey extensions which project forward of the main front elevation of any house in this part of the road. I did not see any such examples during my site visit.

9. With that context, I consider that the proposed extension would be markedly out-of-keeping with the street scene of Nightingale Road, and so would cause significant harm to the appearance of that street scene. It would not constitute a high standard of design appropriate to the character of the area or respecting the local context, and would have an adverse effect on the character of the area by virtue of its siting, scale and massing. As a result, the proposal would conflict with adopted Loddon Area Local Plan Policies LBE1 and 2, and draft Wokingham District Local Plan Policies WOS3 and WBE1.

10. I have taken into account the appellant's desire to maximise space available for his family, and that he intends to provide extra parking space on the front garden, but I do not consider that these matters outweigh the harm I have identified in relation to the street scene.

Conclusions

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

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

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

Stephen Amos

Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Hudson
133 Nightingale Road
Woodley
Berks
RG5 3LZ

Application Number: F/2000/0920

Parish: **WOODLEY**

Location: **133, Nightingale Road, Woodley, Reading.**

Proposal: **Proposed two storey side 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, by virtue of its scale, design and massing, would be unacceptably prominent in the street scene to the detriment of its appearance. Therefore, the proposals are contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 20 April 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.

Application Number F/2000/0920
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

to the detriment of its appearance

The proposed extension, by virtue of its scale, design and massing, would be unacceptably prominent in the street scene. Therefore, the proposals are contrary to policies WOS3 and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LAPL.

20/4/00.

RECORD OF SITE VISIT

SITE ADDRESS: 133 Nightingale Road
Woodley Reading.

APPLICATION NUMBER: F/2000/0920

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on post in front hedge

2. DESCRIPTION OF SURROUNDINGS residential - detached and semi-detached, two-storey

3. DESCRIPTION OF SITE/BUILDING
2 storey detached dwelling, pitched roof with gable at front, rendered at first-floor, gable timber clad + painted

4. RELATIONSHIP TO ADJOINING PROPERTIES
131 - 1x 1st floor side window + flat roof garage to side
135 - 1x 1st floor (stair) window - door + side window and glazed door to side.

5. SITE CONSTRAINTS

TREES -

ACCESS/PARKING Garage at side + drive

LEVELS Higher level than houses opposite - eaves approx level with 1st floor window cills. near brow of hill sloping away to SW .. prominent location (+ curvature of road)

BOUNDARY TREATMENT front - c/m hedges
rear 1.8m fences to sides + hedge to No131
2.5m hedge at rear with mature trees beyond.

OTHERS -

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0920

Applicant : Mr R Hudson .

Location : 133, Nightingale Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 28/3/00

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :

Highways - conditions
Woodley TC - concerned re massing + impact on neighbour.
Neighbours - height on boundary, boxed in, light + air main + kitchen doors on side

Planning Issues :

Identified Settlement
Neighbours | Street scene

Application Number: F/200/0920
133 Nightingale Road, Woodley

Appraisal: The proposal is for a two-storey side extension, replacing the existing garage, and a mono-pitch roof to the existing porch. The garage and porch project 0.7 metres to the front of the property and these is also a single storey projection of 0.9 metres at the rear. The proposed extension would project by the same distance to the front and rear on both the ground- and first-floors, resulting in a 9.5 metre flank wall. The ridge of the roof would be perpendicular to the existing ridgeline and 0.2 metres lower, with a hip to the side and gables to the front and rear. The width of the extension would be 3.1 metres, about 0.3 metres wider than the existing garage. As the house and boundary are not parallel, this would leave about 1.5 metres to the boundary at the front but there would be no gap at the rear.

135 Nightingale Road is a two-storey detached house and has a 2.5 metre drive to the side. The main entrance and kitchen doors are on the side of the property, as is the stair window. However the main windows to the living accommodation are in the front and rear elevations and the projection of the extension to the front and rear would not be so great as to be overbearing. A landing window is proposed in the side elevation.

133 Nightingale Road is at a higher level than the houses opposite but the extension would be over 30 metres from them and would not have a harmful impact.

Due to its location on the hill and the curvature of the road, the application site is quite prominent in the street scene, particularly when viewed from the south-west. The extension would project forward of the existing house at first-floor level and because of this it is considered that it would be unacceptably prominent in the street scene. For this reason it is considered that the application should be refused.

Recommendation: refusal

Applicationo	Name & Address
F/2000/0920	The Occupier 135 Nightingale Road Woodley Rg5 3LZ
App refused, letter sent 27/04/00	

Received by Wokingham District Council

Application No: F/2000/0920

Proposal:
Proposed two storey side extension to dwelling.

Location:
133, Nightingale Road, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **22 March 2000**

My ref: F/2000/0920

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2000/0920
133, Nightingale Road, Woodley, Reading.
Proposed two storey side 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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0920**
133, Nightingale Road, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.1.13 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ 22.1.13

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

.....

.....

NEIGHBOURS:

S/N + 130, 131, 132, 134 + 135 NIGHTINGALE ROAD

✓ 22.1.13

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Emy Circuit

DATE: 22 March 2000

PLANNING SERVICES 2783 9
POL
DC
APP
CS
3
COPIES TO:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0920

Proposal: Proposed two storey side extension to dwelling..

Site Address: 133, Nightingale Road, Woodley, Reading.

Applicant: Mr R Hudson .

Your observations are required in respect of this application **by 15/04/2000** .

Because of an incline in the road at this point, the committee expressed concern that the massing of the extension t could have more effect on the neighbouring property. Members particularly asked that this should be considered carefully by the case officer.

SIGNED: _____ DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 22 March 2000

Application Number: F/2000/0920

Proposal: Proposed two storey side extension to dwelling.

Site Address:
133, Nightingale Road, Woodley, Reading.

Applicant:
Mr R Hudson .

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

✓ below as applicable;

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

Sc 23 – PARKING & GARAGING (SR 06)

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

4-4-00

Tel. (0118) 974 6479

Date: 22 March 2000

Your Ref:

My Ref: Emy Circuit
F/2000/0920

The Owner/Occupier
135
Nightingale Road
Woodley
Berks

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

Application Number: F/2000/0920

Site Address: 133, Nightingale Road, Woodley Reading.

Proposal: Proposed two storey side extension to dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/0920** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Emy Circuit**, on **(0118) 974 6479**.

Yours faithfully

Chris Wood
Head of Planning and Transportation

DNS

PLANNING SERVICES	IPT
POL ES	JLS
DC 13	EHP
APP	
CS DBS	
11 APR 2000	
COPIES TO:	ACK'd & FILE: April '00

133 Nightingale Rd
Woodley
Berks RG5 3LZ

Your Refre: F2000/0920.

Dear Sir/Madam,

Thank you for informing me about the proposed extension project at No: 133 Nightingale Rd. Thank you, also, for inviting me to view the plans for the said project at the local library.

To say the least, the very idea of having a huge wall, two storeys high, some 10 m long and only a few inches from the boundary on the East-Side of my property send shivers up my spine. Needless to say, the present proposals for the extension do not appeal to me in the slightest and I am, therefore, obliged to register a strong objection. As you most probably know, I already have an one storey extension on the West-Side of my house - belonging to 137 Nightingale Rd. - So, with this additional extension on the East-Side, my home will be effectively boxed in and so robbed of yet more light and air. Also, my main as well as kitchen doors face East, therefore, having a rather tall structure in front of them will make them rather dark and uninviting. In order to enjoy as much light and open space as possible I refrained from building my own garage on the Side of the house,

however, if this proposed extension next-door does eventually materialise, the exercise in restraint will have been in vain and utterly pointless.

In conclusion, I must admit that I am enough of a realist to know that all my apprehensions and objections will be swept aside and that the plans for the extension at No: 133 will be approved; that the local taxes will rise in the future and that despite the reduced amenities due to creeping brick-jungle.

Yours Sincerely,
The occupier of 135, Nightingale Rd.

P.S. For your information, I shall be away from home for a while and will not be able to attend the meeting when the application will be considered. The owner/occupier's name happens to be:
MIKEL J.

ADDRESS 133 NIGHTINGALE ROAD PARISH WOODLEY

46 - 47

PLOT No. 195 ORD. SHEET No. SU.7572-7672

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/247/58	Mr. & Mrs. Ben S. Clark	Outline	17.4.59	N/A. Clk.
0/32/61	J.T. Cook & Son Ltd	Outline - Referred to BCPC.		No decision
47/61	"	Layout Rd. & Sewers	5.10.61	N/A. Clk.
00/64	"	Detached House	11.6.64	Rapp. Clk.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/61

DRAINAGE

Environmental Services

For office use only. Application number:

13.MAR2006 0920

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 R HUDSON
	Address and postcode	133, NIGHTINGALE ROAD WOODLEY READING RG5 3LZ
	Phone number	9628475
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	133, NIGHTINGALE ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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.	RED BRICK AND ROOF TILES TO MATCH EXISTING HOUSE FINISH.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.	£95,	
	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

Date 12/03/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

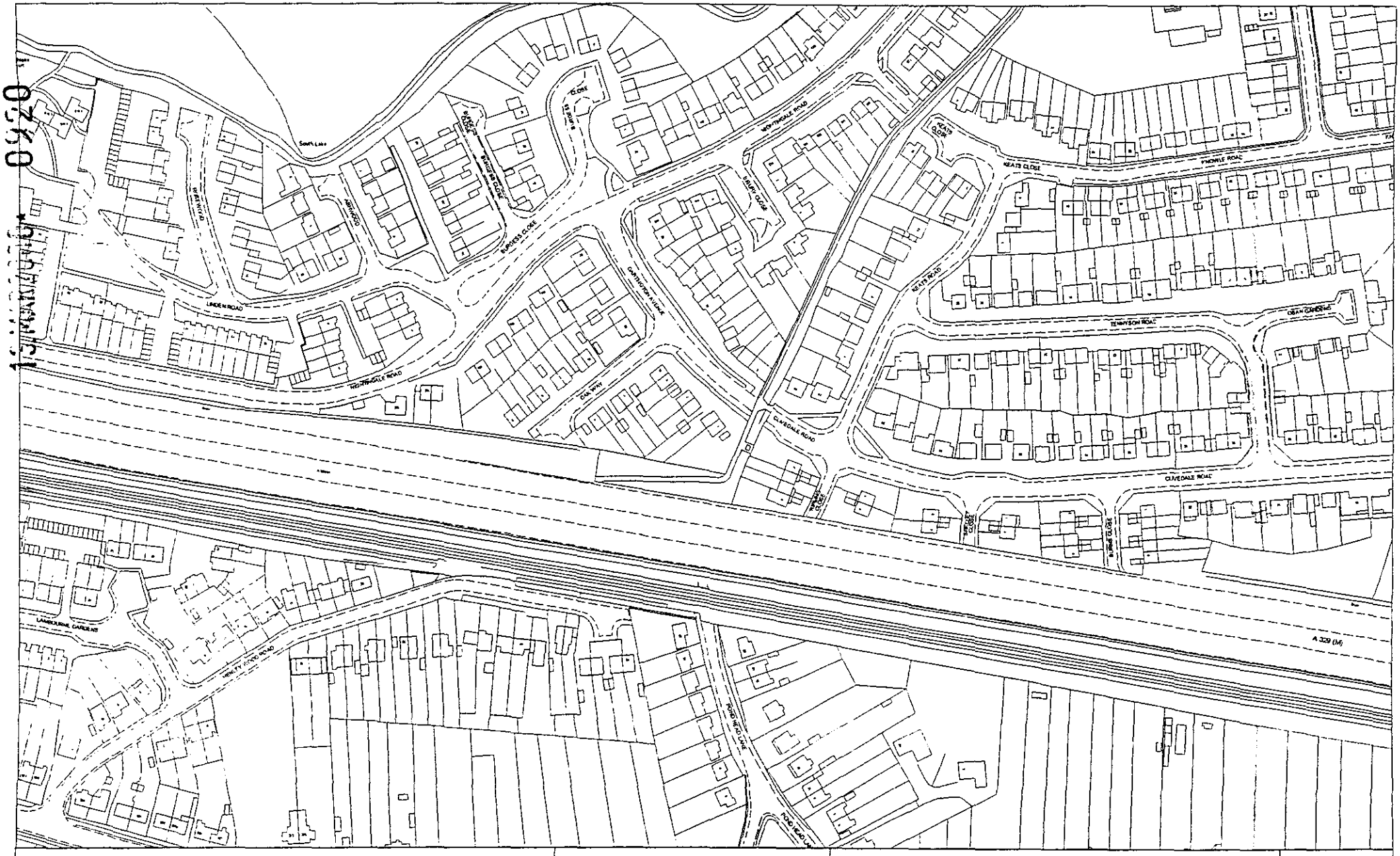
17 March 2000

Scale: 1 : 1250

N
W E
S

REF:- 133. NIGHTINGALE ROAD, WOODLEY.

0420



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Site Plan
Scale: 1 to 2500

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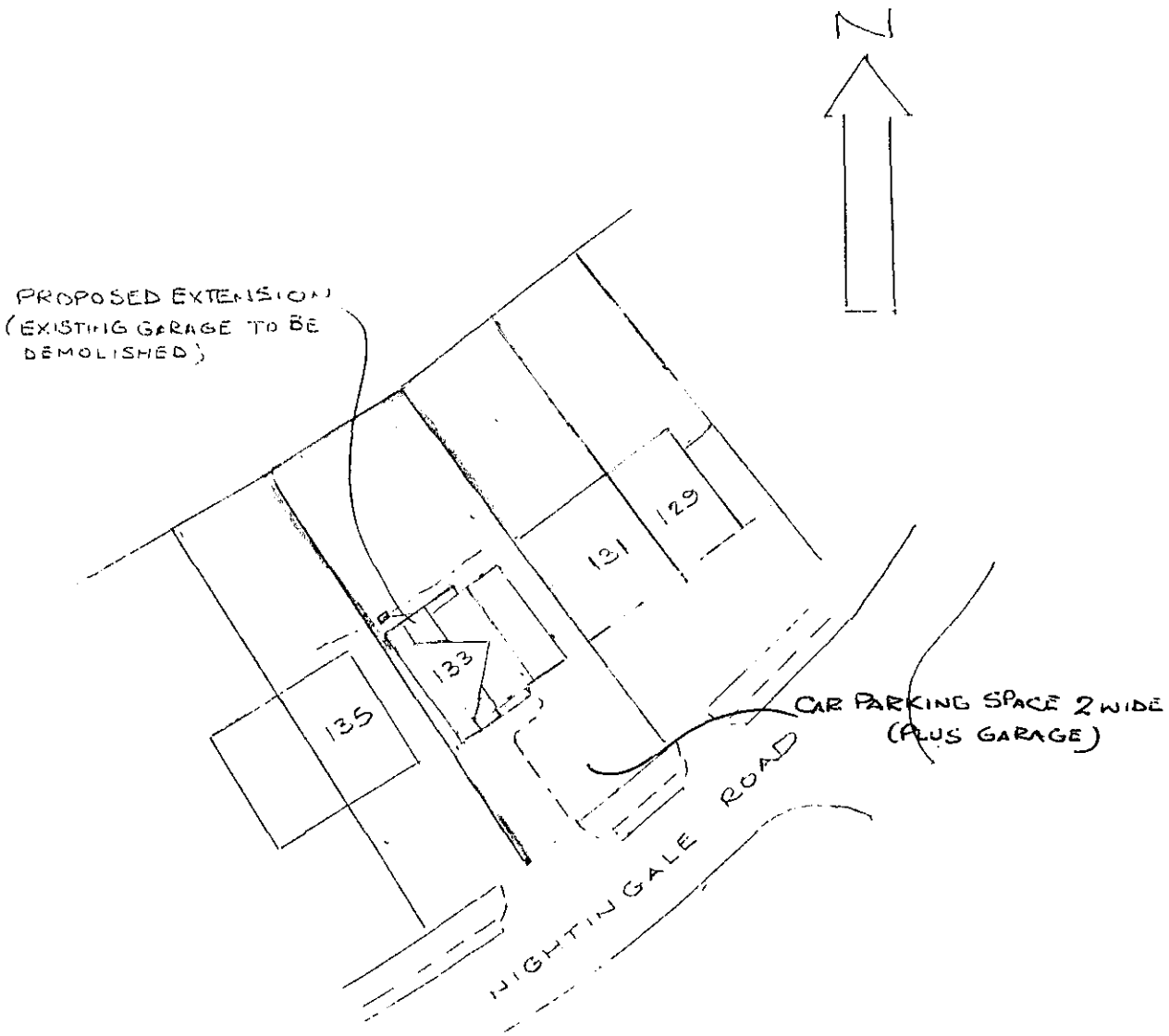
Wokingham District Council, Licence No. LA086134

13.MAR2000* 0920



LOCATION PLAN

SCALE 1:500

REF:- 133, NIGHTINGALE ROAD

WOODLEY

REFUSED

SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO.0920

Name of appellant:
Mr R Hudson

Site address:
133 Nightingale Rd, Woodley

Proposal:Two storey side extension

Case Officer:EXC

Appeal Decision

Site visit made on 08 August 2000

by Stephen Amos MA (Cantab) MCD MRTPI

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

Appeal Ref: APP/X0360/A/00/1042649
133, Nightingale Road, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr R Hudson against the decision of Wokingham District Council.
- The application (ref:F/2000/0920), dated 12 March 2000, was refused by notice dated 20 April 2000.
- The development proposed is a two-storey extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

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Main Issue

2. I consider that the main issue in this case is whether the proposed extension would cause significant harm to the appearance of the street scene.

Planning Policy

3. The relevant development plan policies are in the Loddon Area Local Plan, adopted in May 1995. Policy LBE1 provides that new development shall be of a high standard of design appropriate to the character of the area in which it is to be situated. Policy LBE 2 provides that development that would adversely affect the character of an area – including by virtue of its siting, scale, form and massing – will not normally be permitted.

4. The Wokingham District Local Plan Deposit Draft has reached public inquiry stage. Policies WOS3 and WBE1 together require, among other matters, that new development should be of a high quality of design that respects the local context and is appropriate to the character of the area. Matters to be considered include siting, form, scale and massing. While there are outstanding objections to these policies, the relevant provisions closely follow the development plan policies and so merit considerable weight.

Reasons

5. The appeal property is a detached 2-storey dwelling in a section of road containing both detached and semi-detached houses. It has a gabled front elevation, which faces south-east, and there is an attached garage on the south-west side. The garage and a porch project forward of the main front wall of the house by about 0.7 metres, at single storey height.

6. A 2-storey extension is proposed on the south-west side of the property, incorporating the site of the existing garage. It would have a depth of about 9.5 metres, aligning at the rear with a single storey projecting section of the kitchen, and at the front with the present forward projection of the garage and porch. A replacement porch would be incorporated.

7. Nightingale Road rises from the vicinity of Dartington Avenue, such that the appeal property is close to the crest of a rise when approached from the south-west. As a result, the house is quite prominent in the street scene on that approach, and the proposed extension would be in the forefront of views of the house from that direction. Visibility of the proposed extension would be increased by the fact that the house is built at a slight angle to its neighbours. As a result the garage, and so the forward-most part of the site of the proposed extension, stands slightly in front of the adjacent semi-detached house to the south-west, No 135 Nightingale Road.

8. The ridge of the extension's roof would be lower than that of the roof of the house. However, the projection of the extension by about 0.7 metres in front of the main part of the house, and its considerable overall massing, would make it a relatively dominant element of the building. In my assessment, the fact it would also stand forward of No 135 Nightingale Road would make it unduly prominent in the street scene. Although there is variety in designs, building lines and heights of houses on Nightingale Road, my attention has not been drawn to any 2-storey extensions which project forward of the main front elevation of any house in this part of the road. I did not see any such examples during my site visit.

9. With that context, I consider that the proposed extension would be markedly out-of-keeping with the street scene of Nightingale Road, and so would cause significant harm to the appearance of that street scene. It would not constitute a high standard of design appropriate to the character of the area or respecting the local context, and would have an adverse effect on the character of the area by virtue of its siting, scale and massing. As a result, the proposal would conflict with adopted Loddon Area Local Plan Policies LBE1 and 2, and draft Wokingham District Local Plan Policies WOS3 and WBE1.

10. I have taken into account the appellant's desire to maximise space available for his family, and that he intends to provide extra parking space on the front garden, but I do not consider that these matters outweigh the harm I have identified in relation to the street scene.

Conclusions

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

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

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

Stephen Amos

Inspector

The Planning Inspectorate

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

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

COPIES TO:

Ms Z Smith (Planning Department)
Wokingham District Council
P O Box 151
Shute End
Wokingham
Berks,
RG11 1WQ

Your Ref: F/2000/0920

Our Ref: APP/X0360/A/00/1042649

Date: 16 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

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

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

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

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

Yours faithfully

Miss A Bibi

COVERDL1

The Planning Inspectorate

EXC.

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

Direct Line 0117-9878645
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8645

MD
DC
APP
CS
COPIES
FILE

Ms Z Smith (Planning Department)
Wokingham District Council
P O Box 151
Shute End
Wokingham
Berks,
RG11 1WQ

Your Ref: F/2000/0920

Our Ref: APP/X0360/A/00/1042649

Date: 19 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal is

Mr S R B Amos MA(Cantab) MCD MRTPI.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 7/8/2000.

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 despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

Miss V Hutchinson

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

209G

The Planning Inspectorate

Room 12/01 (Enf)
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878307
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8307

PLANNING SERVICES
PPT
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15 JUL
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ACK:
FILE:

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/0920

Our Ref:
APP/X0360/A/00/1042649

12 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

I am writing to inform you that the site inspection which was scheduled to take place during week commencing Monday 17 July 2000 has been cancelled because the inspector has been taken ill.

A fresh date for the site visit will be arranged as soon as possible.

Yours faithfully

Miss J Kilinski

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

209H

The Planning Inspectorate

Room 12/01 (Enf)
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878307
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8307

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/092[illegible]

Our Ref:
APP/X0360/A/00/1042649

23 June 2000

PLANNING SERVICES | HPT
POL DG | TLS
DC APP | CS
26 JUN 2000
COPIES TO: | ACK: | FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal is

Mr J G Roberts BSc (Hons) DipTP MRTPI.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. **The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 17 July 2000.**

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 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

Julie Kilinski

Miss J Kilinski

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

209G

file copy

Tel. (0118) 974 6448 (Direct Line)
Date. June 26, 2000
My ref: F/2000/0920
Your ref:

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

Mr R Hudson
133 Nightingale Rd
Woodley
Reading
RG5 3LZ

Dear Sir

APPEAL BY: **Yourself**
SITE: **133 Nightingale Rd**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 26, 2000
My ref: F/2000/0920
Your ref: APP/X0360/A/00/1042649

file copy

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

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: **Mr R Hudson**
SITE: **133 Nightingale Rd, Woodley**

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

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/0920

Our Ref:
APP/X0360/A/00/1042649

23 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

I refer to the above appeal.

Would you please submit the statement as soon as possible.

The appeal file has been sent to the inspector in preparation for the site visit.

Yours faithfully

Mrs C M Bate
211B

PLANNING SERVICES	HPT
POL	FLS
DC	
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/0920

Our Ref:
APP/X0360/A/00/1042649

25 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

I have received correspondence dated 23 May 2000 from the appellant. If this has not been copied to you already, please contact the appellant and ask for a copy.

If you wish to comment on the correspondence, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant.

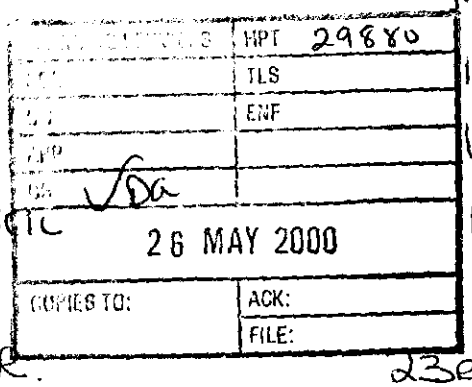
Yours faithfully

Mr S Raychell

211A

MR RICKY HUDSON
133 NIGHTINGALE ROAD
WOODLEY
READING RG5 3LZ.

Ms GUMBRELL
APPEALS ASSISTANT
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM. RG40 1WR.



23RD MAY 2000

Dear Ms Gumbrell.

your ref:- F/2000/0920

Please find enclosed a copy of my correspondence which was sent to the Planning inspectorate.

MR. RICKY HUDSON
133 NIGHTINGALE ROAD
WOODLEY
READING RG5 3LZ
BERKSHIRE

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

23RD MAY 2000

Dear Mr Raychell.

Your ref:- APP/X0360/A/00/1042649.

I am in receipt of photocopies re:- completed questionaire and supporting documents from the LPA.. I can confirm that, as of today's date, I still await, with intrest, the LPA's Statement.

Although the quality of the copying is poor and only just legible I do not wish to challenge or comment on any ~~details~~ of the LPA's answers on the questionaire. However I would like to respond, firstly, to the Highways Consultation sheet by confirming that it is my intent to increase the parking area to the front of my property to accommodate more than one vehicle. I made a conscious decision to delay this improvement uninll after the building work had been completed to the proposed extention thus avoiding any unnecessary damage to the intended new block paving.

Secondly because there has been two documents relating to concearns effecting 135 Nightingale Road (namely Mr Mikel's letter and Woodley Town Consultation Sheet) I feel compelled to reveal, strictly in confidence, that Mr Mikel is NOT a permanet resident at 135. His visits to this propeity are twice yearly for 2/3 weeks at a time and whilst I completely sympathise with his views and understand his concerns, it seems unfair

and inaccurate for him to portray that he has to view this proposed Structure on a daily basis, when in reality he doesn't. The Point I am trying to clarify is that 135 Nightingale Road is currently Unoccupied for at least 45 Weeks of the year and I am Confident that, at this present time, my extention if approved Would NOT have the detrimental effect on my neighbour as anticipated by the Woodley Town Council and Committee members.

On a general note, I can not understand Why there should be repeated references made to the Incline of the Road to the position of my property. I have read both the Loddon Area local Plan and the Wokingham District local Plan (Which were enclosed With the Copied questionaire) and neither suggest that this Positioning Would not fit the criteria for an extention.

I look forward to receiving the LPA's Statement.

MR. R. HUDSON

I Confirm that a copy of this Correspondence has been Sent to the LPA.

Tel. (0118) 974 6448 (Direct Line)
Date: May 10, 2000
My ref: F/2000/0920
Your ref: APP/X0360/A/00/1042649

Copy

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEAL BY: **Mr R Hudson**

SITE: **133 Nightingale Rd, Woodley.**

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

I have also sent a copy to the appellant/agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 10, 2000
My ref: F/2000/0920
Your ref:

Copy

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

Mr R Hudson
133 Nightingale Rd
Woodley
Reading
RG5 3LZ

Dear Sir

APPEAL BY: **Yourself**
SITE: **133 Nightingale Rd, Woodley.**

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

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

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

APPEAL REF: APP/X0360/A/00/1042649 **GRID REF:** SU 7572 - 7672

APPEAL BY: MR R HUDSON

SITE: 133 Nightingale Rd Woodley

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

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

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	YES / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / NO
6. Is the appeal site within an approved Green Belt or AONB? Please specify which _____	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	YES / NO
b Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

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

	YES/NO	Number of Documents Enclosed
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	Sch 1 / Sch 2 col	N/A
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		1
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		✓
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO FOLLOW WITH STATEMENT		..
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES / NO	Number of documents enclosed	N/A
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES / NO		
b On what date did you give those notified at 16a for the submission of their representations?	7.6.00		
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.			
i representations received from interested parties about the original application		2	
ii the planning officer's report to committee			✓
iii any relevant committee minute			✓
17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.		2	

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

Council's reference: F/2000/0920

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

Signature: _____ on behalf of Wokingham District Coun

Date of despatch: 10/5/00

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr R Hudson
SITE: 133 Nightingale Rd,, Woodley
APPLICATION NO.: 0920
PROPOSAL: Two storey side extension

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for South Lake

Mrs K M Gilder
360 Kingfisher Drive
Woodley
Reading
Berks
RG5 6SX

Mr C E Lawley
26 Farriers Close
Woodley
Reading
Berks
RG5 3DD

Mrs E A Rowland
155 Fairwater Drive
Woodley
Reading
Berks
RG5 3JF

Clerk of Parish /Town Council of Woodley
Ms D Mander
The Pavilion
Woodford Park
Haddon Drive
Woodley
RG5 4LY

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

Tel. (0118) 974 6448 (Direct Line)
Date. May 10, 2000
My ref. F/2000/0920
Your ref.

J Mikel
135 Nightingale Rd
Woodley
Reading
RG5 3LZ

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 R Hudson**

SITE: **133 Nightingale Rd, Woodley.**

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

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mr S Raychell, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1042649.

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

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

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

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

17 March 2000

Scale: 1 : 1250

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 22 March 2000

Application Number: F/2000/0920

Proposal: Proposed two storey side extension to dwelling.

Site Address:
133, Nightingale Road, Woodley, Reading.

Applicant:
Mr R Hudson .

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

✓ below as applicable;

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

Sc 23 – Parking & Garaging (SR 06)

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

4-4-00

FROM: Emy Circuit

DATE: 22 March 2000

PLANNING SERVICES 27839
POL
DC
APP
CS
31 MAR 2000
COPIES TO:
FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0920

Proposal: Proposed two storey side extension to dwelling..

Site Address: 133, Nightingale Road, Woodley, Reading.

Applicant: Mr R Hudson .

Your observations are required in respect of this application **by 15/04/2000** .

Because of an incline in the road at this point, the committee expressed concern that the massing of the extension t could have more effect on the neighbouring property. Members particularly asked that this should be considered carefully by the case officer.

SIGNED: _____ DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES	HPT
POL ES	TLS
DC 13	ENF Nightingale Rd
APP	Woodley
CS 685	
11 APR 2000	Berks RG5 3
COPIES TO:	ACK'd April '00
	FILE:

685

Your Refce: F2000/0920.

Dear Sir / Madam,

Thank you for informing me about the proposed extension project at No: 133 Nightingale Rd. Thank you, also, for inviting me to view the plans for the said project at the local library.

To say the least, the very idea of having a huge wall, two storeys high, some 10 m long and only a few inches from the boundary on the East-Side of my property send shivers up my spine. Needless to say, the present proposals for the extension do not appeal to me in the slightest and I am, therefore, obliged to register a strong objection. As you most probably know, I already have an one storey extension on the West-Side of my house - belonging to 137 Nightingale Rd. - So, with this additional extension on the East-Side, my home will be effectively boxed in and so robbed of yet more light and air. Also, my main as well as Kitchen doors face East, therefore having a rather tall structure in front of them will make them rather dark and uninviting. In order to enjoy as much light and open space as possible I refrained from building my own garage on the Side of the house

however, if this proposed extension next-door doe eventually materialise, the exercise in restraint will have been in vain and utterly pointless.

In conclusion, I must admit that I am enough of a realist to know that all my apprehensions and objections will be swept aside and that the plans for the extension at No: 133 will be approved; that the local taxes will rise in the future and that despite the reduc amenities due to creeping brick-jungle.

Yours Sincerely,
The occupier of 135, Nightingale

P.S. For your information, I shall be away from ho for a while and will not be able to attend the meeting when the application will be considere The owner/occupier's name happens to be:
MIKEL J.

Applicationo	Name & Address
F/2000/0920	Mr J Mikel 135 Nightingale Road Woodley Rg5 3LZ

App refused, letter sent
27/04/00

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

DG

09 MAY 2000

COPIES TO: ACK: FILE:

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
F/2000/0920

Our Ref:
APP/X0360/A/00/1042649

8 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR R HUDSON
SITE AT 133 NIGHTINGALE ROAD, WOODLEY, READING

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

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

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

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

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

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

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

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

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

Yours faithfully

Mr S Raychell
102

SITE VISIT DATES

We have improved the time taken to fix the date for a site visit. Most visits are now arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. You must comply with the timetable in the accompanying letter, and ensure your representations are with us on time. If the representations are late, the Inspector may proceed to issue a decision without considering them.

SECTION 106 AGREEMENTS

If you intend to rely on an obligation made under Section 106, we must receive a completed, signed and dated copy before the date of the site visit. We will

not delay the issue of the decision letter to wait for the completion of a Section 106 obligation.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

08 MAY 2000

ACK:
FILE:

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: MR RICKY HUDSON

Address: 133 NIGHTINGALE ROAD
WOODLEY READING BERKSHIRE

Postcode: RG5 3LZ Reference:
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 9628475 Fax No:

Agent's Name (if appropriate):

Agent's Address:

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

Daytime Telephone No: Fax No:

B. DETAILS OF THE APPEAL

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

Description of the Development: TWO STOREY SIDE EXTENSION TO DWELLING.

Address of the Site:
133 NIGHTINGALE ROAD
WOODLEY
READING

Postcode: RG5 3LZ
Failure to provide the postcode may cause delay in processing your appeal.

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

Date and LPA reference number of the application you made and which is now the subject of this appeal:
22ND MARCH 2000 F/2000/0920

Date of LPA notice of decision (if any):
20TH APRIL 2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:
NO

C. REASON FOR THE APPEAL

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

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

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

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

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

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

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

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

E. ESSENTIAL SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; ☑

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

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

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

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

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

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

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

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

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

I further certify that:

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

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

OR

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

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

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

Signed ..... (on behalf of) .....

Name (in capitals) R HUDSON Date 5/5/00

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

I applied to extend my Property due to the lack of Space for my growing family. I Was most Particular that I Should increase the Second Storey floor area to its Maximum Potential taking into account the limitation of the Width of the proposed extension, namely 8Ft. My original Plan Was to extend above my existing attached garage which Protrudes the house line by approx 2 Feet. Having Consulted my Architect, We both agreed that We Could NOT Foresee any Problems and I duly Submitted my drawings to the LPA Confirming my intentions.

Following a Site Visit by Ms Emy Circuit I Subsequently received a telephone Call from her Stating that My original Plans were unacceptable and She proposed 2 alternatives. The first alternative Was to keep the garage line but introduce a Dorma roof which I felt Would not Compliment either my home or the Street Scene. The Second Was to Set the extension back by 1 Metre from the house line which I felt Would Cost me Considerable loss of floor area upstairs. I tried desperately to in Compromise With Ms Circuit requesting her Consideration Preferably to bring the extension to the existing houseline or less favourably set the building back by ½ Metre. Neither were acceptable to her and the reasons clearly expressed in the letter dated 20th April 2000.

As you will See from the attached photographs and your Site Visit, each house Sitting along Nightingale Road is of Individual character revealing a Staggering house line effect, Variation in height levels and Substantial differences in frontal appearance. Therefore to suggest it would be 'to prominent in the Street Scene to the detriment of it's appearance' is to say the least unjustified and not a View which I Consider my friends and neighbours would agree With. The reason for her refusal is completely trivial in its entirety. I took great care choosing the design of the extension with my Architect and We were Satisfied it Would enhance the appearance of my existing house and it would Compliment the Surrounding Buildings. I am extremely upset that Ms Circuit did not consider either of my Compromises as acceptable hence my appeal.

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) .....

Name (in capitals) R. HUDSON Date 5/5/00

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

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

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

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

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

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **Mr R Hudson**

APPEAL SITE: **133 Nightingale Road, Woodley**

REASON FOR APPEAL: **Refusal of planning permission for a proposed two-storey side extension**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0920

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1042649

1.00 Site Description

1.01 133 Nightingale Road is a two-storey, detached dwelling, located on a 0.04 hectare site, on the north side of Nightingale Road. This is a residential area, within the Identified Settlement. To the rear of the houses on this side of the road is an area of public open space, which is also designated as a Site of Urban Landscape Value and contains a Wildlife Heritage Site.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 Relevant Planning History

2.01 Outline planning permission for the development was granted in 1959, followed by approval of the road layout in 1961 and the remaining reserve matters in 1964.

2.02 In April 2000 an application for a two-storey side extension to 133 Nightingale Road was refused, under delegated powers, for the reason that:

"The proposed extension, by virtue of its scale, design and massing would be unacceptably prominent in the street scene to the detriment of its appearance."

3.00 Policy Background

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Loddon Area Local Plan was adopted on 5 May 1995 and on 26 November 1996, the Planning and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except relation to housing provision. The following Loddon Area Local Plan policies are relevant to this appeal:

LBE1 Design of New Development, in particular part A
LBE2 Inappropriate Design

A copy of each of these policies is contained in Appendix 2.

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft. Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit on 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase commenced in February 2000 and is ongoing. The following policies are considered relevant to this appeal:

WOS3 Development Control Principles, especially part F
WBE1 Development in its Local Context, especially part F

At Deposit, three responses relating to Policy WBE1 were received, two objections and one in support. There were three objections and one support for Policy WOS3. No amendments to either policy have been proposed.

A copies of these policies are contained in Appendix 3.

4.00 THE COUNCIL'S CASE

4.01 The aim of policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan is to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. The Council will have regard to the visual impact of development proposals and development that is inappropriate in terms of its relationship with adjoining sites or by virtue of its siting, scale, layout, form or massing will not be acceptable. It is considered that the main issue, with regard to these policies, is the impact of the appeal proposals on the street scene.

4.02 The form of development along Nightingale Road is linear with semi-detached and some detached dwellings fronting the road. 133 Nightingale Road is located close to the crest of a hill and the dwellings on the northern side of the road are elevated in relation to those on the south side. This, combined with the curvature of the road, makes the appeal site prominent in the street scene.

4.03 The existing house has a pitched roof with gables to the front and rear. The garage, which is to the side of the property, and porch project 0.7 metres forward of the main front elevation and there is a small lean-to, with a depth of 0.9 metres, at the rear. The appeal proposal is for a two-storey side extension, the front and rear of which would project by the same distance as these single-storey structures, resulting in a 9.5 metre, two-storey flank wall. The roof of the

extension would be hipped, with a ridge line only 0.2 metres lower than the existing roof, and there would be gables, with ridges 1.3 metres lower that the existing roof, over the front and rear projecting sections.

4.04 The scale and design of the proposal would result in a considerable increase in the massing of the property and the extension would be particularly prominent as it would project forward of the existing dwelling, and its neighbours, at two storeys. This would be exacerbated by its already prominent position and as a result the extension would form an obtrusive feature, detrimental to the character and appearance of the area.

5.0 COMMENTS ON THE GROUNDS OF APPEAL

5.01 The Council does not dispute any of the points raised in the appellants grounds of appeal, other than those relating to the impact of the proposals on the street scene, which are addressed in paragraphs 4.02 to 4.04 above.

6.00 CONCLUSION

6.01 The scale and design of the proposed two-storey extension would result in a considerable increase in the massing of the property, which, combined with the location of the appeal site, would cause the proposal to be prominent in the street scene. This would be harmful to the character and appearance of the surrounding area and, as such, contrary to the policies cited. For this reason, the Inspector is respectfully requested to dismiss the appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.

2. Extracts from the Loddon Area Local Plan.

3. Extracts from the Wokingham District Local Plan Deposit Draft.

4. Conditions for appeal if allowed.

APPENDIX 1 -

Appeal Site Location Plan at 1:1250



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
W E
S

APPENDIX 2 -

Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

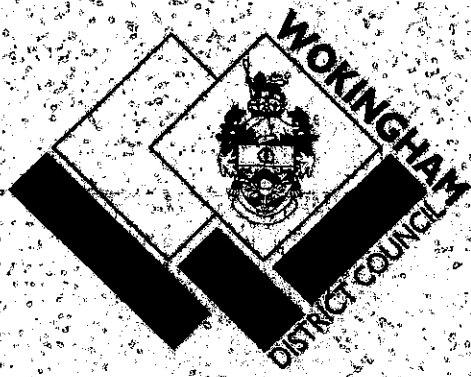
❖ LBE5 SUNLIGHT AND DAYLIGHT

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

APPENDIX 3 -

Extracts from the Wokingham District Local Plan

Deposit Draft



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

1.9 For the purposes of this plan the identified settlements are:

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

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

APPENDIX 4 -

Conditions for Appeal if Allowed

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
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1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

1.9 For the purposes of this plan the identified settlements are:

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

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

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POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

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WRITTEN REPRESENTATION APPEAL

\SE OFFICER: EXC

'PLICATION NUMBER: 0920

'PELLANT: Mr R Hudson

ΓE: 133 Nightingale Rd,, Woodley

'PEAL REF: APP/X0360/A/00/1042649

'ART DATE: 08/05/00

\TE OF SITE VISIT 8/8/00

›gress Record	Date Actioned	Initials	Time Hours : Mins.
›peal Logged:	10/05/00	DG	
tered on Access:	10/5/00	DG	
›tification Letters Due:	**15/05/00**		
›tification Letters Sent:	10/5/00	DG	
ıestionnaire Due:	**22/05/00**		
ıestionnaire Sent:	10/5/00	DG	
;nue Booked:	N/A		
le received by Officer:			
atement Due:	**05/06/00**		
ıecked by Team Leader:			
atement Sent: **on't forget to inform Den)**	26/6/00	DG	
te Visit:			
;cision letter circulated:	18/8/00	DG	
;cision entered on Access.	18/8/00	DG	