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

APPLICATION NO.8019

Name of appellant:
Mr & Mrs B Harden

Site address:
1 Leney Close

Proposal:Proposed 1st floor side extension to dwelling

Case Officer:DSH

DISMISSED
22/02/03

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: DSH

APPLICATION NUMBER: 8019

APPELLANT: Mr & Mrs B Harden

SITE: 1 Leney Close, Wokingham

APPEAL REF: APP/X0360/A/03/1113797

START DATE: 09/04/2003

DATE OF SITE VISIT 24/06/03

Dismissed 22/07/03

Progress Record	Date Actioned	Initials
Appeal Logged:	10/04/03	
Entered on Access:	16/04/03	DG
Notification Letters Due:	**23/04/2003**	
Notification Letters Sent:	23/04/03	DG
Questionnaire Due:	**23/04/2003**	
Questionnaire Sent:	23/04/03	DG
Statement Due:	**21/05/2003**	
Statement Sent:	19/05/03	DG.
Comments on Statement Due	11/06/03	
Comments on Statement Sent	/	
Decision letter circulated:	24/07/03	DG
Decision entered on Access:	23/07/03	DG

Appeal Decision

Site visit made on 24 June 2003

by Gareth Isaac LLB Solicitor

an Inspector appointed by the First Secretary of State

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

Date 22 JUL 2003

Appeal Ref: APP/X0360/A/03/1113797
1 Leney Close, Wokingham, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs B Harden against the decision of Wokingham District Council.
- The application (Ref. F/2002/8019), dated 12 November 2002, was refused by notice dated 31 December 2002.
- The development proposed is to build on top of existing extension to add bedroom with an en-suite.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. Subsequent to the refusal of the application, revised plans have been prepared. The appellants have included the revised plans with the appeal papers and asked me to take them into account. However, the revised plans were never properly substituted for those originally submitted and they do not appear to have been the subject of any formal consultation process. In these circumstances, it would not be appropriate for me to consider amendments to the scheme at this stage and any revised proposal would need to form a fresh application. I consider that I must base my decision on the original application drawings.

Main Issue

2. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

3. The development plan for the area includes the Berkshire Structure Plan 1991-2006 (SP) and the South East Area Local Plan 1994 (LP). Amongst other things, both SP policy EN1 and LP policy SBE1 aim to ensure that development is appropriate to the character of the area in which it is to be situated. LP policy SBE2 indicates that development proposals, which would have an adverse impact on the character of an area in various respects, including siting, scale, form and massing will not normally be permitted.

4. There is also an emerging local plan for the area, namely the Wokingham District Local Plan Deposit Draft (WDLP). The WDLP has passed through many of the adoption stages thereby increasing the weight that can be attached to it. Amongst other things, WDLP policies WOS3 and WBE1 carry forward the general aims of the above mentioned policies of the extant Local Plan. The Council has recently adopted Supplementary Planning Guidance (SPG) in the form of Planning Guideline B2, Guidelines for Extending Your Home. However, although the Council has adopted the SPG, the consultation to which it was subject has not been made clear. This limits the weight that I can attach to it, given the advice in Planning Policy Guidance Note 12 (PPG12): Development Plans.

Reasons

Effect on character and appearance

5. The appeal property is a detached dwelling located in a modern residential estate on the corner of Leney Close and Benning Way. The area is characterised by open plan front gardens, giving a feeling of spaciousness to the street scene. The appeal property already has a single storey side extension and the proposal would involve the construction of a first floor extension over the existing extended ground floor accommodation. The proposal would have a ridge height to match the main roof of the dwelling with a full gable end.

6. The appeal property backs onto no. 1 Shefford Crescent which is located on a plot on the corner of Shefford Crescent and Benning Way. Side on to Benning Way, both properties are built in line with one another, but in front of the general building line of properties on the south side of Benning Way, at a point where there is a gentle bend in the road. As a result of occupying this prominent position, any extension at first floor level would be a conspicuous new feature in the street scene. In my judgement, the scale, mass and siting of the proposed extension with a full gable end would be obtrusive. I consider that by protruding further to the side at two storey level, the proposed development would be an incongruous addition to the street scene and would detract from the spaciousness of the surroundings.

7. I therefore conclude that for the reasons given, the scale, mass and position of the proposed extension would be unacceptably harmful to the character and appearance of the surrounding area. I further conclude that the proposal would conflict with LP policies SBE1 and SBE2 and with WDLP policies WOS3 and WBE1.

Other matters

8. I have considered all of the other matters raised including the examples of other properties in the area which have been extended. When I carried out my site inspection, I saw a number of nearby properties which have been extended in different ways. However, none of those examples appears to have involved a two storey extension of a property occupying as prominent a corner position as the appeal site. In any event, I do not know the full circumstances of those other cases and each case has to be considered on its own individual planning merits. I have considered the appellants' requirements for additional accommodation but personal circumstances such as these would not justify a harmful development. Therefore, neither these nor any of the other matters raised is of such significance as to outweigh the considerations that led to my conclusion on the main issue.

Conclusion

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

Formal Decision

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

Information

11. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

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

Your Ref: F/2002/8019

Our Ref: APP/X0360/A/03/1113797

Date: 22 July 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS B HARDEN
SITE AT 1 LENEY CLOSE, WOKINGHAM, BERKSHIRE, RG40 1YL

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:

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

PP Mrs Margaret Pocock

COVERDL1

→ please file on appeal file

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728307
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8307

PLANNING SERVICES 69608
POL
DC SG
APP
CS
COPIES TO
FILE

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

Your Ref: F/2002/8019

Our Ref: APP/X0360/A/03/1113797

Date: 2 June 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS B HARDEN
SITE AT 1 LENEY CLOSE, WOKINGHAM, BERKSHIRE, RG40 1YL

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

Mr Gareth Isaac LLB Solicitor.

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 development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. Therefore, the Inspector will visit the site unaccompanied by the parties. Our aim is for the visit to be carried out no later than the week commencing 23 June 2003. However, the time and date on which the visit actually takes place will be at the discretion of the Inspector.

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, we will let you know.

Yours faithfully

Julie Roffey.

Mrs Julie Roffey

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

209G

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 23 April 2003
My ref: **F/2002/8019**

The Owner / Occupier
27
BENNING WAY

WOKINGHAM
BERKSHIRE
RG40 1XX

copy

WOKINGHAM UNITARY
Aiming for Excellence

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 No: F/2002/8019
APPEAL BY: Mr/Mrs B Harden
SITE: 1 Leney Close Wokingham
PROPOSAL: Proposed first floor side extension to dwelling.

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

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

If you wish to make further representations, you should, if possible, **send three copies** to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/03/1113797**. Comments received after **21/05/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to this appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

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

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs B Harden
SITE: 1 Leney Close, Wokingham
APPLICATION NO.: 8019
PROPOSAL: Proposed 1st floor side extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Norreys

Mr Brown

Mr Edwards

Mrs Robertson

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham RG40 1AS

Organisation_Name	Building_Name	address1	Postcode
		27BENNING WAYWOKINGHAM	RG40 1XX
		29BENNING WAYWOKINGHAM	RG40 1XX
		31BENNING WAYWOKINGHAM	RG40 1XX
		33BENNING WAYWOKINGHAM	RG40 1XX
		40BENNING WAYWOKINGHAM	RG40 1XX
		1LENEY CLOSEWOKINGHAM	RG40 1YL
		2LENEY CLOSEWOKINGHAM	RG40 1YL
		1SHEFFORD CRESCENTWOKINGHAM	RG40 1YP
		3SHEFFORD CRESCENTWOKINGHAM	RG40 1YP

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/03/1113797 **GRID REF:** _____

APPEAL BY: Mr + Mrs B Harden

SITE: 1 Henley Close, WOKINGHAM

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

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

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

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

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

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 21/05/03

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

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

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

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

a. In non-determination cases:

i) what the decision notice would have said;

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

b. In all cases:

i) the relevant planning history;

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

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

18. THE MAYOR OF LONDON CASES ONLY

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

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

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

Signature: _____ on behalf of WOKINGHAM UNITARY Council

Date sent to us and the appellant 23/04/03 OUR Ref: F1200/2/8019

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

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

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: May 19, 2003
My ref: F/2002/8019
Your ref: APP/X0360/A/03/1113797

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs B Harden
SITE: 1 Leney Close, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: April 23, 2003
My ref: F/2002/8019
Your ref: APP/X0360/A/03/1113797

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs B Harden
SITE: 1 Leney Close, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 23, 2003
My ref: F/2002/8019
Your ref: APP/X0360/A/03/1113797

Mr K Reader
29 Diamond Way
Wokingham
RG41 3TU

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

APPEAL BY: Mr B Harden
SITE: 1 Leney Close, Wokingham

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

68031 Sq 10 APR

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

Your Ref: F/2002/8019

Our Ref: APP/X0360/A/03/1113797

Date: 9 April 2003

2314 Dawn

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS B HARDEN
SITE AT 1 LENEY CLOSE, WOKINGHAM, BERKSHIRE, RG40 1YL

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

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

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

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs Margaret Pocock

102(BPR)

NB – Because the right of appeal is given only to the original applicant, the appeal will proceed in the names of Mr & Mrs B Harden.

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING SERVICES	67490
POL	
DC	DG
AP	
CS	

25 MAR 2003

COPIES TO	ACK

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR B HARDEN

Address 1 LENEY CLOSE

WOKINGHAM BERKSHIRE

Postcode

Daytime phone no 01189 788737

Fax no

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name MR K READER

Address 29 DIAMOND WAY

WOKINGHAM

BERKSHIRE

Postcode RG 41 3TU

Your reference HARDEN

Daytime phone no 07956 303904

Fax no

E-mail address KELVINC READER @ AOL.COM

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2002/8019

Date of the planning application 15-11-2002

Date of LPA's decision notice (if issued)

D. APPEAL SITE ADDRESS

Address 1 LENEY CLOSE

LYMINGTON

BERKSHIRE

Postcode

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

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

TO BUILD ON TOP OF EXISTING EXTENSION

Size of the whole appeal site (in hectares)

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

17.4 SQ METRES

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

☑

1. WRITTEN REPRESENTATIONS

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

☐

2. HEARING

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

☐

3. INQUIRY

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

Please turn over

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

My Client, wishes to appeal against LPA decision to refuse planning permission to add a Extension to their dwelling

The comments that it would be obtrusive seem unjust as there are other Extension in and around our estate with simular or larger extension, which has been approved

we have applied for planning to accomidate our family

We also are willing to change the look of our extension as inclosed drawing shows omitting the brick gable and changing the roof to a Hip roof, which would change the look completly

We would appreciate notification of when your inspector will visit us so we can arrange to meet him

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☑

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

OR

CERTIFICATE B ☐

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

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

CERTIFICATES C and D ☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing. ✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. ☑
   Please number them clearly and list the numbers here:
   KCR 001 + KCR 002
8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

Please turn over

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature K.C Reader (on behalf of) MR B HARDEN

Name (in capitals) K C READER Date 18-03-2007

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

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

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate April 2002

Printed in the UK April 2002 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

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

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**Mr and Mrs B Harden**
APPEAL SITE :	**1 Leney Close, Wokingham**
REASON FOR APPEAL :	**Refusal of planning permission for a first floor side extension to dwelling.**

LOCAL PLANNING AUTHORITY REFERENCE: F/2002/8019

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/03/1113797

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Wokingham. No.1 Leney Close is a detached dwelling on a corner plot with Benning Way. The dwelling has a single storey side extension upon which the proposed extension would be constructed.

1.02 See Appendix 1 for site location.

2.00 RELEVANT PLANNING HISTORY.

2.01 The property has had one previous planning application:

Application No.	Description	Decision	Date
29887	Single storey side extension	Approved	19.03.88
F/2002/8019	First floor side extension	Refused – subject of appeal	31.12.02

2.02 In December 2002 planning permission F/2002/8019, the subject of this appeal, for a first floor side extension was refused planning permission for the following reason:

> *"The proposed extension by virtue of its bulk, massing and position would form an obtrusive feature of detriment to the street scene. As such it would be contrary to policy ENI of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)."*

2.03 The refusal notice for application F/2002/8019 refers to policies within the Loddon Area Local Plan which is incorrect as the site is located within the South East Area Local Plan.

3.00 RELEVANT PLANNING POLICY.

Berkshire Structure Plan 1991-2006

3.01 The relevant policy is contained within the Berkshire Structure Plan, which was adopted in November 1995

3.02 The relevant policy is (see Appendix 2):

EN1 – 'Protection and Enhancement of the Environment of Built-up Area'.

Wokingham District Local Plan Deposit Draft (as modified)

3.03 Material Consideration must also be given to the emerging Wokingham District Local Plan. The Wokingham District Plan was placed on deposit on 21 October 1997 to 2 December 1997 and has been used for Development Control purposes since 21 October 1997. The Local Plan Inquiry commenced in October 1998 and the Inspector's report was published in October 2001. The Council has now considered the Inspector's reports and has agreed proposed modifications. These modifications were placed on deposit from 5 February to 19 March 2003. The Council's Executive agreed on 4 December 2002 that the Deposit Plan, as agreed to be modified, be implemented as the policy of the District Council for development control purposes with immediate effect.

3.04 The relevant policies are (see Appendix 3):

WOS3 – 'Development Control Principles'
WBE1 – 'Design and New Development'.

South East Area Local Plan

3.05 The relevant policy is contained within the South East Area Local Plan, which was adopted 15 April 1994. The South East Area Local Plan forms the statutory basis for the operation of planning policy in this part of the District.

3.06 The relevant policies are (see Appendix 4):

SBE1 – 'Design of New Development'
SBE2 – 'Inappropriate Design'

Supplementary Planning Guidance

3.07 The 'Guidelines for Extending Your Home' was adopted by the Council on 30 September 2002, as supplementary planning guidance (SPG)

and as such is a material consideration in the determination of planning applications. (See Appendix 5).

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

4.01 The proposed first floor extension would be built over the existing single storey side extension and would not project any further forward, rearward or to the side of the single storey side extension. The proposal would have a ridge height to match the main roof of the dwelling with a full gable end. Windows would only be sited to the front and rear of the proposed extension.

4.02 As the property is located on a corner plot and the proposed extension would be located to the side with Benning Way it is considered that the proposed first floor side extension would not cause detriment to the amenities of neighbouring No.2 Leney Close.

4.03 The dwelling is built in line with the dwellings of Leney Close. The main dwelling of the site is also built in line with No.1 Shefford Crescent to the rear, both properties project slightly forward of the general building line of the south side of Benning Way. As a result of this sideways projection and a gentle bend in the road of Benning Way the side of No.1 Leney Close, particularly at first floor level, would be highly visible to the road. Other properties in the area have extended or are proposing to extend in a similar fashion to the side however these properties were noted to be situated so that they were not corner plots. The proposed first floor side extension would be highly visible to the street scene especially with the full gable end. It is therefore considered that the proposed first floor side extension would be a harmful addition to the detriment of the street scene.

4.04 The applicant has included revised plans with this appeal, which involves the change of the full gable end to a fully hipped roof to the side. Whilst this change to the roof would create a reduction in bulk and mass above first floor level it is considered that it would not overcome the projection beyond the general building line of Benning way and would therefore remain highly visible to the street scene.

5.00 CONCLUSION.

5.01 In conclusion, the proposed first floor side extension by virtue of its bulk, massing and position would form an obtrusive feature detriment to the street scene. As such it would be contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan, and to policies WBE1 and WOS3 of the Wokingham District Local Plan (as modified).

5.02 It is therefore respectfully requested that the present appeal be DISMISSED.

6.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

6.01 See Appendix 6.

Dawn Hancocks
Planning Officer
Wokingham District Council

APPENDICES.

1. Location plan 1:1250.

2. Policy EN1 of the Berkshire Structure Plan.

3. Policies WBE1 and WOS3 of the Wokingham District Local Plan as agreed to be modified on 4th December 2002.

4. Policy SBE1 and SBE2 of the South East Area Local Plan.

5. Supplementary Planning Guidance – Guidelines for extending your home.

6. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

APPENDICES.

1. Location plan 1:1250.

2. Policy EN1 of the Berkshire Structure Plan.

3. Policies WBE1 and WOS3 of the Wokingham District Local Plan as agreed to be modified on 4th December 2002.

4. Policy SBE1 and SBE2 of the South East Area Local Plan.

5. Supplementary Planning Guidance – Guidelines for extending your home.

6. Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

Appendix 1

Appendix 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

Appendix 3

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 **New development intended to meet local and strategic requirements will be expected to relate well to, and enhance, established communities. The capacity of existing towns and settlements to accommodate new development will be considered first before permitting development in the countryside. New development should provide for housing, employment, shopping and other services in locations that allow for the convenient use of public transport and minimise the need to use the private car.** ~~In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.9) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.~~ (M/1/1)

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK
Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

1.5A **In line with Government and Structure Plan advice, the Council considers it important that proposals should contribute towards more sustainable patterns**

of development. This will involve development that makes the best use of resources, including previously developed land and the re-use of existing buildings. It will also include schemes that exploit and/or deliver accessibility by public transport and other non-car modes to jobs, education and health facilities, shopping, leisure and local services. Such accessibility will not be provided at the disadvantage of any section of the community. (M/1/2)

1.5B **Furthermore, in order to ensure sustainable patterns of development, the Council has investigated the cumulative effects of development on the District's environment. With regard to this, the traffic generated by the housing allocations in Policies WH2, WH2A, WH2B and WH2C was a particular concern. The Council subsequently assessed the cumulative implications of the Inspector's recommended housing sites prior to the Modification stage of the Plan. However, when applications are submitted on the housing allocations or other sites, the Council may require further cumulative studies to be undertaken to ensure the proposal accords with Policy WOS1.** (M/1/3)

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, ~~WHERE POSSIBLE,~~ THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES: (M/1/4)

A) ~~TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS~~ (M/1/5)

~~B)~~**A)** GIVE PRIORITY ~~WITHIN a)~~ TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF **AFFORDABLE HOUSING**~~LOW COST HOUSING~~ AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES (M/1/6)

~~C)~~**B) MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON**~~CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS~~ (M/1/7)

~~D)~~**C)** TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

~~E)~~**D)** THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION **OR MAKE NO MATERIAL HARM** TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA (M/1/8)

~~F)~~**E)** TO CONSERVE NATURAL RESOURCES ~~TO MINIMISE POLLUTION~~

F) TO MINIMISE POLLUTION (M/1/9)

G) TO MAXIMISE THE REUSE OF MATERIALS (M/1/10)

~~G)~~H) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside ~~the~~ boundaries of identified settlements is retained. **However, within Wokingham District there are a number of settlements where people are heavily reliant on car borne transport because local services and facilities are limited and the choice of alternative transport modes is poor. National planning guidance, particularly PPG3 and PPG13, make it clear that new development should not be allocated in such locations.** ~~Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice.~~

1.7 **Identified settlements will therefore be divided into two categories as follows:**

Category A – Those settlements that possess a range of services, facilities and public transport opportunities that would permit residents to occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements. It will be within and on the edge of these settlements that the Council will seek new housing allocations:

Wokingham, Spencers Wood, Three Mile Cross, Twyford, Winnersh, Shinfield, Shinfield (N of M4), Green Park/Courage Brewery, Earley, Woodley and Pinewood (Crowthorne).

Category B – Those settlements which have a reasonable amount of development in a compact form and may be physically and socially cohesive, but possess a lower range of basic services. In these settlements only very limited infilling and small windfall development will be permitted:

Arborfield Cross, Barkham Hill, Charvil, Sonning, Finchampstead, Finchampstead North, Hurst, Riseley, Sindlesham, Swallowfield and Wargrave.

Outside of the identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. ~~In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.~~

~~1.8 An 'identified' settlement or built up area must possess all the following characteristics:~~

~~(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)~~

~~(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact~~

~~(iii) be physically and socially cohesive.~~

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

~~ARBORFIELD CROSS~~	~~SHINFIELD~~
~~BARKHAM HILL~~	~~SINDLESHAM~~
~~CHARVIL~~	~~SPENCERS WOOD~~
~~EARLEY/SONNING/WOODLEY~~	~~SWALLOWFIELD~~
~~FINCHAMPSTEAD~~	~~THREE MILE CROSS~~
~~FINCHAMPSTEAD NORTH~~	~~TWYFORD~~
~~HURST~~	~~WARGRAVE~~
~~PINEWOOD~~	~~WINNERSH~~
~~RISELEY~~	~~WOKINGHAM.~~ (M/1/11)

1.9A **For the avoidance of doubt, the sites listed in Policies WH2, WH2A, WH2B and WH2C should be under development before any other site on the edge of a Category A settlement (and outside the settlement boundary) can be considered for release under this policy.** (M/1/12)

1.9B **Small windfall sites within Category B settlements would typically comprise sites of less than 1 hectare. Proposals for sites of less than one hectare will be assessed having regard to other policies contained within this Plan. Sites of over 1 hectare are unlikely to gain permission. For the purposes of this Policy, very limited infill has the same definition as "limited infill" in paragraph 2.23A of this Plan.** (M/1/13)

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. **For the sake of clarity, Arborfield Garrison does not possess the essential qualities of an identified settlement and is included in areas designated as countryside.** (M/1/14)

POLICY WOS2: HOUSING~~GENERAL~~ DEVELOPMENT PRINCIPLES (M/1/15)

WHEN DETERMINING NEW HOUSING DEVELOPMENT PROPOSALS A SEQUENTIAL APPROACH WILL BE APPLIED WHEREBY:

A) PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN THE BOUNDARIES OF CATEGORY A SETTLEMENTS WILL BE DEVELOPED FIRST;

B) SECONDLY, LAND AND BUILDINGS ON THE EDGE OF CATEGORY A SETTLEMENTS THAT ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE CONSIDERED;

C) **LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.**
~~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).~~ (M/1/16)

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. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

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) ~~RETAIN~~ **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 (M/1/19)

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 **SUITABLE FOR**~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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 could include infrastructure required to provide necessary statutory services.** This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* **and PPG12 paragraph 6.16**). 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. (M/1/21)

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

4.0 BUILT ENVIRONMENT, DESIGN AND HERITAGE

4.1 The plan's built environment policies cover a wide variety of design and conservation issues. The policies are divided into two main sections in the chapter, covering new development and design, and the District's heritage, respectively. The new development policies are prefixed by 'WBE' and the heritage policies by 'WHE'.

INTRODUCTION

Trends and Issues affecting the Built Environment

4.2 In 1993 a full survey of settlements and an investigation of traditional character areas was carried out to inform the policies and proposals in this plan. It revealed ~~several trends~~ **that:**

a) the District's environment is adversely affected by the volume of road traffic
~~b) many parts of settlements are dominated by a single land use~~
~~c)~~**b)** the District has suffered an 'internationalisation' of style, and local distinctiveness has been diluted
~~d) some play spaces have little natural surveillance and have therefore suffered misuse~~
~~e)~~**c)** the historic environment is generally well-conserved, and most recent development in historic areas respects the local historic context
~~f)~~**d)** the rural north of the District contains a number of examples of unspoilt historic villages and groupings of buildings, some of which merit conservation area status, and others special character status. (M/4/1) (M/4/2)

4.3 ~~The quality of the built environment is increasingly being recognised as an important issue in the development process. The strength of public interest and opinion with regard to development proposals demonstrates this. The Department of the Environment (DoE) document, *Quality in Town Planning: A Discussion Document*, July 1994, raised the level of discussion with regard to this issue, and further practical guidance has been promised. The revised Planning Policy Guidance Note 1 (PPG 1) *General Policy and Principles* updates the guidance on the role of design considerations in planning, particularly in the light of the Government's Quality in Town and Country Initiative.~~ **Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG1, PPG3 and PPG13 as well as the Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. Poor designs will be rejected.** (M/4/3)

4.4 **Key Objectives**

a) to secure development that is environmentally responsible, by the use of sustainable built forms, layout and materials
b) to preserve and enhance those special parts of the built environment of the District including conservation areas, listed buildings, special character areas, historic parks and gardens, and archaeological sites
c) to improve any poor/degraded environment in the District, by the control of new development and the implementation of improvement schemes
d) to ensure that development contributes to the safety, accessibility, attractiveness and vitality of the environment

e) to secure a high standard of design and management for all new development, including the landscape/planting element
f) to identify local character types within the District and raise public awareness of these local characters, to influence the quality of new development.

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.~~ **Although there is no planning policy guidance note purely on the issue of design, specific advice is given on design in PPG1 and PPG3. Paras 13-20 and Annex A (paras A1-A7) of PPG1 refer specifically to the issue of design.**

4.5A **Paras 54-56 of PPG3 are entitled 'Designing for quality' and paras 63-64 are entitled 'Rejecting poor design', providing further specific advice on these issues.** (M/4/4)

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG16) *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 policies in this chapter are augmented by additional guidance in the form of development briefs, conservation area studies and several new Supplementary Planning Guidance Notes. These relate to specific aspects of this chapter that the Council will prepare during the Local Plan period. Applications in Conservation Areas, Areas of Special Character and other sensitive areas will be expected to be accompanied by a Design Statement to demonstrate how the development will take account of the character of the area.** (M/4/5)

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 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.**

4.9A **This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance.** (M/4/6)

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~~

~~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.~~

DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION,

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;

C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;

D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)

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.~~ (M/4/8)

~~**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.~~ (M/4/9)

~~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.~~ (M/4/10)

~~**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 SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR REVISIONS TO STAGES THAT HAVE ALREADY RECEIVED PLANNING PERMISSION WILL ONLY BE CONSIDERED FAVOURABLY IF THEY ARE~~

Appendix 4

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

1.4 QUALITY & 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 buildings, 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. 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 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 involving 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/required to establish the wider context within which applications will be considered.

❖ *SBE1 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.

❖ *SBE2 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 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, local shopping centres in particular, where comprehensive development 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.



❖ SBE3 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.

❖ SBE4 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.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 5

Planning Guideline B2

WOKINGHAM UNITARY
Aiming for Excellence

GUIDELINES FOR EXTENDING YOUR HOME

1.0 Introduction

1.1 This Guide explains how the Council will consider the design of your extension when you submit your planning application. Its purpose is to guide you, the applicant or your agent and architect, as to what is likely to be acceptable to the Council in the vast majority of cases. It will also help your neighbours, and other interested parties, who may be affected by your planning application. This guidance applies to houses, flats, maisonettes and houses in multiple occupation.

1.2 Although some extensions may be "permitted development", as defined by The Town & Country Planning General Permitted Development Order and therefore would not require planning permission, it is worth remembering that, even if this is the case, that unsympathetic alterations which are not in keeping with your neighbourhood can devalue your property.

1.3 Whilst the guidelines are an aid to good design you should understand that individual cases do not always fit easily into a particular category. The advice in this leaflet does not apply to Listed Buildings or to buildings in Conservation Areas, where more strict criteria may apply. Other criteria also apply in rural areas and areas liable to flooding. In such cases further advice should be sought from the Council's Development Control Service. If your proposal does not meet these guidelines please submit a brief statement with your planning application to justify the reason.

1.4 The policies contained in existing adopted development plans (Structure Plan policy EN1, Green Belt Plan policy 6, Loddon Area Local Plan policies LBE1 and LBE2; and South East Area Local Plan policies SBE1 and SBE2) and the emerging Wokingham District Local Plan, policies WOS3 and WBE1, relating to design of extensions to existing dwellings are very general and do not give specific advice.

1.5 This guideline was adopted by the Council, on 30th September 2002, as supplementary planning guidance (SPG) and as such is a material consideration in the determination of planning applications.

2.0 General Issues

2.1 Whether or not your application is approved will depend upon:

(i) Its effect on the general street scene and

(ii) Its effect on the amenity of the occupiers of nearby properties.

2.2 You should design your extension so that it is in character with the original building and with the general neighbourhood in which it is

located. The scale and proportions of the extension should respect the form of the original building (see Fig. 1) and not dominate or unreasonably overshadow adjoining buildings or garden areas or result in undue loss of privacy.

2.3 You may not be able to extend your property as much as you want if it would result in loss of light to your neighbours. In considering whether a proposal would result in an unacceptable loss of light to an adjoining property the Council will take into account the general advice contained within BRE report BR209 entitled "Site layout planning for daylight and sunlight: a good practice guide". This recommends a 45° angle if the extension is at an angle to a window (see Fig. 2) and 25° angle if direct facing. These provide a useful guide and if either are breached, the Council may refuse planning permission. However, the determining factor will be the overall impact of the extension on your neighbour's use and enjoyment of his/her property. Even if there is no technical daylighting issue, it maybe that the extensions still could be considered to be overbearing.

2.4 In most cases, your extension should appear to be an integral part of the original building. Extensions should not be detrimental to the character of a street eg. by converting regular semi-detached pairs of houses into apparent terraces.

2.5 Extensions should generally have pitched roofs and where practicable, the pitch of the new roof should match the pitch of the existing main roof. This is especially important on corner properties where side and rear extensions can be seen from the street, and with first floor or two storey extensions. In addition, side extensions on corner properties should not project further than the rest of the dwellings in the street to the rear. This helps to preserve the spaciousness and the character of junctions.

2.6 Flat roofs are generally discouraged due to their appearance and increased risk of crime by giving easier access to first floor windows. They may, however, be acceptable on rear extensions where they can avoid unacceptable impact on a neighbouring property and where they are not visible from the street or areas of public open space. On certain designs of house they may be quite in keeping with the original.

2.7 In the case of a side to rear relationship, between the application site and the neighbouring house, or vice versa, a minimum distance of 12 metres should be maintained between houses at first floor level in order to allow for sufficient distances between dwellings and to avoid loss of privacy (refer to Fig. 3).

2.8 The materials you choose for your extension should as far as possible match those of the existing buildings. Where a new roof joins an existing roof it is good practice to use saved tiles ie. those taken off part of the old roof and reused on the parts of the roof visible from the street to help the extension to blend in.

2.9 The windows of your extension should relate to those of the existing building in terms of size, proportion, positioning and detailing to help ensure the extension blends in well.

3.0 Neighbours

3.1 It is a good idea to discuss your proposal informally with any neighbour who may be affected before making your planning application. Once the application is received by the Council, your immediate neighbours will be consulted for their formal views.

3.2 If the foundations encroach onto a neighbour's property, or if the extension overhangs or is attached to a neighbouring property, permission will have to be given by the owner of the adjoining property affected by the proposal. These are matters of civil law, and not planning matters, and therefore cannot be taken into account in dealing with a planning application or a reason to refuse the application. However, a deed between the two owners may have to drawn up to cover these issues.

3.3 If the proposal involves work to a joint party wall, a wall crossing a boundary or excavation near a neighbouring building, The Party Wall etc Act 1996 may apply. Separate leaflets on this are available from the Council's Building Control Section. In addition a neighbour's consent may be required if access to their property is necessary during construction or for maintenance. Finally, there may also be covenants (restrictions set out in the deeds relating to the property) which may restrict the type of development on a property. Again these are not planning matters which affect the consideration of a planning application. Therefore you will need to check this out first.

4.0 Front extensions and porches

4.1 The impact on the street is of paramount importance when determining applications for extensions to the front of properties, due to their prominence in the street and their relationship with neighbouring properties, the depth of front gardens and amount of trees and shrubs. Generally two storey front extensions are not acceptable and single storey extensions, other than porches, should not project significantly from the main front wall of your home.

4.2 You may construct a porch to a greater depth (maximum of 2 metres) provided it does not result in an unreasonable affect on neighbours, the neighbourhood or 'streetscene'.

4.3 Larger front extensions may however be acceptable where one or more of the following applies:

(i) your home is detached and is set well back from a road in a good sized plot

(ii) there are a number of similar extensions in the immediate area

(iii) an adjoining dwelling or garage already projects to the front.

5.0 Rear extensions

5.1 The main considerations for the Council in determining proposals for rear extensions will be to protect your immediate neighbours and the enjoyment of their property and to safeguard the overall appearance of the area. Particular attention will be given to protecting their privacy, daylight and sunlight, and that the extension is not unduly overbearing. In addition your extension should not affect your neighbour's opportunity to extend their property in the future.

Single storey rear extensions:

5.2 In normal circumstances, rear extensions on or close to a side boundary should not project more than 3 metres from the main rear wall (see Fig. 4). Any greater depth required will be judged on its merits ensuring that there is no adverse impact on neighbours in terms of loss of light and the extension being overbearing (refer to paragraph 2.3).

5.3 Generally you should avoid having windows and doors at the sides of your extension to prevent overlooking and therefore loss of privacy.

5.4 The eaves height (ie. the bottom of the roof) should normally not exceed 3m, whether a flat or pitched roof is proposed, and where possible it should be lower than this. Pitched roofs should be designed to minimise bulk and to avoid an overbearing appearance. Hipped roofs can therefore be preferable to gabled or lean-to roofs. Bigger extensions may be acceptable where there is an adjoining extension of a similar depth or height, or where it can be shown that there is no material loss to your neighbour's privacy, outlook or sunlight/daylight (refer also to paragraph 2.3).

Conservatories

5.5 The same guidelines for side and rear extensions apply to conservatories. However, as they are lightweight structures it is possible for these criteria to be relaxed in certain circumstances. Applicants should ensure that conservatories which are close to boundaries do not result in loss of privacy to an unacceptable degree.

Two storey rear extensions:

5.6 In addition to the above criteria for single storey extensions, two storey rear extensions need careful design so as not to be overbearing, cause overshadowing and loss of privacy.

5.7 *Terraced dwellings*: Two storey rear extensions are seldom acceptable on terraced properties as they nearly always adversely affect one or both of the neighbouring properties.

5.8 *Semi-detached and detached dwellings:* The first floor should be set in from the party boundary (a minimum of 2.5m is recommended) and should not project by more than 3m. In any event these should be within the 45° angle (drawn in a horizontal plane) from the nearest part of a window to a habitable room of a neighbouring window to ensure that there is no adverse impact on neighbours in terms of loss of light to habitable rooms (see Fig. 2). Utility rooms, bathrooms and garages do not count as habitable rooms. Kitchens may be considered to be habitable rooms depending on their size.

5.9 Windows in the side walls at first floor or above are unlikely to be acceptable (particularly where they form the prime light source to a habitable room). This is because of the loss of privacy they would cause for neighbouring properties. The use of obscure glazed windows and non-openable or with only a top fan light being openable can in some cases be acceptable eg. in the case of a bathroom/ensuite but are generally discouraged in other circumstances. Similarly, balconies or use of flat roofs for balconies are unlikely to be acceptable because of the potential for overlooking, although they may be appropriate for large houses on substantial plots where there is no loss of privacy.

6.0 Side Extensions

Single storey side extensions:

6.1 Single storey side extensions should follow the criteria for rear extensions where they join or are close to the boundary of your neighbour's property. They should be:

(i) no more than 3m high at eaves level

(ii) have a pitched roof and, if appropriate, a hipped roof

(iii) project no more than 3m from the rear of main wall of the house

(iv) project no more than 1m forward of the main wall of the property

Windows and other openings in the side elevations should be avoided.

Two storey or first floor side extensions:

6.2 In designing a two storey or first floor side extension you must consider the streetscene and ensure that your extension would not affect the possibility of the adjacent property being extended in a similar manner. You may also wish to consider whether a gap needs to maintained for access.

6.3 Side extensions to properties at road junctions or other features, such as an area of open space, should not project further out than the houses in the road to the rear of the property, so as to protect the spacing and character of the road (see Fig. 3).

6.4 *End of terrace properties*: Side extensions to end-of-terrace properties should fit in with the rest of the houses in the terrace.

6.5 *Semi-detached properties*: You should design your side extensions to your semi-detached house so that they do not create a terracing effect. Side extensions should therefore be set back at first floor level, by a minimum of 1m from the main front wall of the house, and should include a drop in the ridge line, thus creating a break in the roof line and ensuring that side extensions do not entirely fill the gap between neighbouring pairs of semi-detached houses (see Fig. 2). They should also not be so large as to upset the overall balance of the pair of semi-detached houses.

6.6 *Detached properties*: Side extensions to detached dwellings may be constructed to the full height of the existing building as long as the extension looks like an integral part of the whole building and does not result in an overly bulky building. Hence, it is often good practice to include a setback from the front and a drop in the ridge line, as for semi-detached properties. Detached dwellings should not normally be extended up to both side boundaries as this would lose the important characteristic gap between properties.

7.0 Roof Alterations, Loft Conversions and Dormer Windows

7.1 Inappropriate roof alterations can have an adverse effect on the appearance of whole streets. Any changes to your roof therefore needs to be designed with care. In order to create first floor accommodation in single storey properties, eaves and ridge heights should not normally be raised by more than 0.75m unless the dwelling is next to taller buildings or ground conditions make it reasonable. In raising the ridge height you must consider any habitable room windows in your neighbour's property which may be affected. You should avoid converting hipped roofs of two storey and higher dwellings to gabled roofs as they can close down the characteristic spaces between buildings. Partial gabling may be acceptable.

7.2 You should keep dormer windows contained well within the body of the main roof by being set well back from the eaves and their sides well in from gables or party walls. They are unlikely to be acceptable if they extend beyond the ridge line and should preferably be set well below it. All windows at roof level should relate to the windows of the original dwelling in proportion, design and position (see Fig. 5).

7.3 Dormer windows facing the highway should have pitched roofs at a similar angle to those of the main roof unless other windows (eg. flat roofed dormers) predominate the neighbourhood or would match the style of the dwelling. The total width of dormers and other rooflights facing the highway should not exceed half the width of the existing roof measured at its mid height to avoid a top heavy appearance.

7.4 Rear facing dormers can be flat roofed but should not extend across the full width of the property. The "cheeks" of the window should be set in from the gable or party walls by at least 0.3m.

8.0 Miscellaneous Issues

"Granny" Annexes or accommodation for elderly or disabled relatives

8.1 The principle of providing accommodation for elderly or disabled relatives in the form of an annexe is acceptable. However, it should not be a detached self-contained building capable of separate occupation from the dwelling and will need to be interconnected to the main dwelling. The annexe should be an integral part of the existing dwelling and would normally take the form of a single storey side or rear extension of fairly modest size.

Car Parking and Garage Conversions

8.2 If you are wanting to create an additional bedroom in a property of three bedrooms, you will, under the Council's parking standards, have to provide an additional parking space on-site. The need to provide alternative on-site parking can also apply if you are planning to convert your garage to residential accommodation. The minimum size of a space is 2.4m x 4.8m. In certain circumstances this requirement can be waived where the need to pave over the front garden would not be characteristic of the street and would detract from its appearance. As a general rule, no more than 70% of the front garden area should be paved over to create parking spaces and the use of porous materials are encouraged to reduce surface water run-off.

Garages in front gardens

8.3 Unless there are several examples in the immediate area, garages in front gardens are not acceptable as they can be intrusive in the street scene. Garages should normally be located to the side or rear of

dwellings. The interior of a single garage should be at least 2.5m x 5.0m and that of a double 5.0m x 5.0m.

Amenity Areas

8.4 Many "open plan" housing developments contain areas of land planted with grass or shrubs etc. which adjoin the highway but are owned by people in adjacent dwellings. These add to the openness and appearance of the street scene. Due to conditions put in place when the original development was given permission, planning permission is often required before fences at the side of dwellings can be moved. The enclosure of these spaces into private gardens by moving boundary walls, fences or hedges is seldom acceptable because of the impact on the openness of the street scene.

The boundaries to front gardens

8.5 Except for "open plan" estates where garden walls and fences are not permitted because this would ruin the integrity of the original design, planning permission is not normally required for walls and fences of one metre or lower where the site adjoins a highway. Any fence or wall in such a location higher than this would require planning permission. This will only be granted where the fence or wall does not have an adverse impact on the streetscene or obscure drivers' visibility at junctions.

9.0 Further Advice

9.1 If you need any further advice, please contact the Council's Development Control Service either by telephone on 0118 974 6249 or in person during office hours. Other guidelines include on Access for Disabled People, Designing Out Crime, Sustainable Development, Protection of Trees on Development Sites, Landscape Plans etc. In addition, advice on the security of buildings at the design stage can be obtained free of charge from the Thames Valley Police Crime Prevention Design Advisor for Berkshire, on 01635 295156 or by visiting the 'Secured by Design' website at www.securedbydesign.com.

Issued September 2002

Appendix 6

Appendix 6: Proposed conditions in the event of the appeal being allowed without prejudice to the council's case.

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

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above of the extension hereby permitted except for any which may be shown on the approved drawing.

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modifications) the existing vehicle parking accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times and shall be permanently maintained and used for no other purpose.

   Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

INFORMATIVE:

1. This approval is in respect of the OS Site Location Plan and Plans showing proposed front elevation, rear elevation, side elevations and proposed first floor plan, received by the LPA on 18.11.02.

   Or alternatively:
   This approval is in respect of the OS Site Location Plan and Plan No. KCR 002, received as part of this appeal on 10.04.03.