APPLICATION NO:
F/2000/1206

LOCATION:
2 Honey Hill, Wokingham.

APPLICANT:
Mr R Sturdy C/O D Sturdy Essex Designs

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **14/05/2000**

APPLICATION EXPIRY DATE: **01/06/2000**

CASE OFFICER: **Emy Circuit**

Appeal Decision

Site visit made on 27 March 2001

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

by E A Simpson JP BA (Hons) MRTPI

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

Date
29 MAR 2001

Appeal Ref: APP/X0360/A/00/1055155
2 Honey Hill, 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 R & C Sturdy against the decision of Wokingham District Council.
- The application (ref:F/2000/1206), dated 4th April 2000, was refused by notice dated 12th June 2000.
- The development proposed is conservatory at rear.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The proposed development is described in the application as *'conservatory at rear'*, in the notice of refusal as *'proposed single storey rear extension to dwelling to form conservatory'*, and in the appeal documentation as *'replacement of existing conservatory'*. The previous structure on the raised terrace to the rear of the dwelling, shown on plans approved in 1982 and referred to as a green-house, has been demolished, although the outline of its former location is discernible on site. It would appear that this 'green-house' was demolished prior to the determination of the application for a first floor rear extension granted permission in 2000 and subsequently implemented.

2. The depth of the proposed conservatory is dimensioned at 5.3m, but has a scale depth of 4.9m. It was confirmed by the appellant and the representative of the council that the depth of the structure for which permission had been applied is 4.9m and I have determined the appeal on this basis.

Main Issues

3. The main issues in this case are:

   (a) whether the proposal would result in a cumulative scale of development that would be harmful to the rural character of the area, and

   (b) whether the proposal would result in an unacceptable loss of amenity for the occupiers of the neighbouring dwelling due to overlooking.

Planning Policy

4. It is the policy of the adopted local plan (policy SVT2) to limit development outside identified settlements. Honey Hill does to lie within an identified settlement. This policy is carried forward by policies WCC1 and WCC2 of the emerging Wokingham District Local Plan. Policy SC19 limits the size of extensions to existing dwellings in rural areas. Major extensions will generally not be approved. Where a dwelling has been extended the cumulative effect of all extensions to the original building will be taken into account. This

policy is carried forward by policy WCC7 of the emerging local plan.

5. Policy SBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings ..... by virtue of siting, scale, form, massing etc. will not be permitted. This policy is carried forward by policy WOS3 of the emerging local plan. Policy WBE1 also protects the privacy and amenity of existing development.

Reasons

6. In relation to the first issue it would appear that existing permissions have resulted in a 5 8% increase in the ground-floor area of the dwelling, and an overall increase in floor space of 67%. While I note that the council consider that, if permitted, this extensions would result in the cumulative increase in ground-floor area to some 144m^2, this appears to be an arithmetic error. From the council's table of figures for the ground floor I calculate that this should be 114m^2, ie an increase of 58m^2 or 103% of the original. The overall floor space increase, calculated by the council at 89m^2, appears to be correct, subject to any small reduction in first-floor area consequent on the installation of a 'roof light' in place of the small dormer window previously proposed for bedroom 1 as approved in 2000.

7. Notwithstanding the council's apparent overestimate of the increase in the floor area, I accept that an increase of over 100% in the footprint of the building, and an increase in overall floor area of over 90%, does amount to a significant increase compared with the dwelling as originally constructed and that the proposal would, therefore, be contrary to adopted policy SC19 and emerging policy WCC7. In arriving at this conclusion I accept that there was previously a smaller glazed structure on the rear terrace but note that that was demolished before the council determined the application for the first-floor rear extension which was subsequently permitted and has now been implemented.

8. Turning to the second issue I conclude that the development would result in an unacceptable loss of amenity due to increased overlooking. Firstly, the raised terrace which gives rise to the overlooking would be increased in depth from 3.2m to 4.1m. Secondly, and most significantly, the increased size of the conservatory compared with the former green house would result in the doors to the conservatory, and the access steps to the terrace, both being sited closer to the boundary and affording their users direct and close views into that area of garden closest to the rear of No.1 where a reasonable degree of privacy would normally be anticipated. I conclude that the proposal would, therefore, be contrary to adopted policy SBE2 and emerging policy WBE1.

9. I have considered the possibility of screening but conclude that this loss of privacy could not be satisfactorily overcome by the erection of a fence due to the height of such a fence compared with the neighbouring property that does not have a terrace to its rear. Due to the north-easterly orientation of the rear gardens, any fence of sufficient height to overcome the problem of overlooking would appear unacceptably overbearing and result in significant overshadowing within that part of the garden closest to the rear elevation of No.1.

Conclusions

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

Formal Decision

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

Information

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

Edward A Simpson

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Sturdy
C/O D Sturdy Essex Designs
76 Eastern Road
Romford
Essex
RM1 3QA

Application Number: F/2000/1206

Parish: **WOKINGHAM WITHOUT**

Location: **2, Honey Hill, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

Reason
1. The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to Policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft) and Policies STV2 and SC19 of the South East Area Local Plan.

Reason
2. Due to the lack of screening the proposed extension would permit overlooking of the neighbouring property, 1 Honey Hill, which would be detrimental to the amenity of occupants. The proposals are, therefore contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy SBE2 of the South East Area Local Plan.

Informative
The applicant is reminded that planning permission would be required for any further extensions to the property, including replacement of any structures that have been removed in the past.

John Mitchell
Development Control Manager
Date: 12/06/2000

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

Pse file with 1206

Tel. (0118) 974 6448 (Direct Line)
Date. June 27, 2000
My ref: F/2000/1206
Your ref:

Copy.

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

Mr D Sturdy
76 Eastern Rd
Romford
RM1 3QA

Dear Sir

RE: 2 Honey Hill

I apologise for the delay in replying to your request for Appeal forms. Unfortnately I am unable to send them, as they are only obtainable from the Planning Inspectorate in Bristol.

The telephone number there is 0117 9878000.

Yours faithfully

Denise Gumbrell
Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

To Den

Date 20/6. Time 16.50

WHILE YOU WERE OUT

Name Mr D. Sturdy

Of

Phone No. 01708 756 495 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re refusal at 2 Honey Hill
F/2000/1206.

Wants some appeals form sent please
to: 76 Eastern Rd, Romford,
Essex, RM1 3QA.

(I didn't know where they were kept
otherwise I would have sent them)

Signed Natalie

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1206

Applicant : Mr R Sturdy C/O D Sturdy Essex Designs.

Location : 2, Honey Hill, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....9 May 2000.....

Date Registered : 06/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 01/06/2000

Consultation Responses :

Parish - "extension to an extension"

Neighbours - platform → overlooking esp of sitting room, loss of light due to screening
also objection to previous appn attached.

Planning Issues :

Countryside / Gap
(rural + area of sporadic dev in SEAP)

Neighbours / streetscene.

Application Number: F/2000/1206
2 Honey Hill, Wokingham

Appraisal: 2 Honey Hill is a two-storey semi-detached dwelling, located in the Countryside and a Green Gap. The proposal is for a single-storey rear extension to form a conservatory.

It appears that the original dwelling had a floor area of somewhat less than 95m^2. In 1960 a small porch was added under permitted development rights. However, this would have been removed during construction of the single-storey extension, granted planning permission in 1973. A two-storey side extension was granted planning permission in 1982 and earlier this year permission was granted for a first-floor rear extension. Cumulatively these extensions have resulted in an increase in floorspace in the vicinity of 64m^2 (67%).

The proposed conservatory would increase the floor area by a further 25 m^2. This increase would be roughly equivalent to a quarter of the floorspace of the original dwelling and when combined with the previous extensions would result in a cumulative increase of 89m^2 (93%). The cumulative impact of the previous and proposed extensions would result in a scale of increase that would be unacceptable in a rural area.

The rear of the pair of dwellings is raised above the back gardens and across the rear of No 2 is a raised terrace, about 0.6 metres above the level of the adjoining land - this was shown as existing on the plans for application 18520 (1982). The terrace has a depth of 3.2 metres. The proposed conservatory would project 5.3 metres - 2.1 beyond the terrace. Its width would be 5.2 metres and it would be set back from the boundary by 2.7 metres. Its ridge would be 3.6 metres above the adjacent patio and 4.2 metres above ground level.

The extension would not cause an unacceptable reduction in daylighting to the sitting room window of the adjoining property but, due to its raised position and the position of the doors there would be potential for overlooking of the garden and living room window at 1 Honey Hill. However, it would be possible to overcome this problem, without causing an unacceptable reduction in daylight to the neighbouring property, by erecting some form of screening along the boundary.

The garage at 4 Honey Hill separates the two dwellings and would largely screen the extension so it would not have a detrimental impact on this neighbour.

Recommendation: refusal

Application Number F/2000/1206
~~Conditions~~/Reasons for Refusal

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

1. The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to policies WCC1, WCC2 and WCC7 of the WDLPDD and policies STV2 and SC19 of the SEALP.

2.			Due to the lack of screening the proposed extension would permit overlooking of the neighbouring property, 1 Honey Hill, which would be detrimental to the amenity of occupants. The proposals are, therefore, contrary to policies WOS3 and WBE1 of the WDLPDD and policy SBE2 of the SEALP.
INFORMATIVE			The applicant is reminded that planning permission would be required for any further extensions to the property, including replacement of any structures that have been removed in the past.

John Murdoch
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Honey Hill
Wokingham.

APPLICATION NUMBER: F/2000/1206

OFFICER: Emy Circuit

DATE OF SITE VISIT: 9 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on post in front verge.

2. DESCRIPTION OF SURROUNDINGS

group of dwellings in rural setting

3. DESCRIPTION OF SITE/BUILDING

two-storey semi-
bride, tile hung at 1st floor.

4. RELATIONSHIP TO ADJOINING PROPERTIES

raised platform at rear

5. SITE CONSTRAINTS

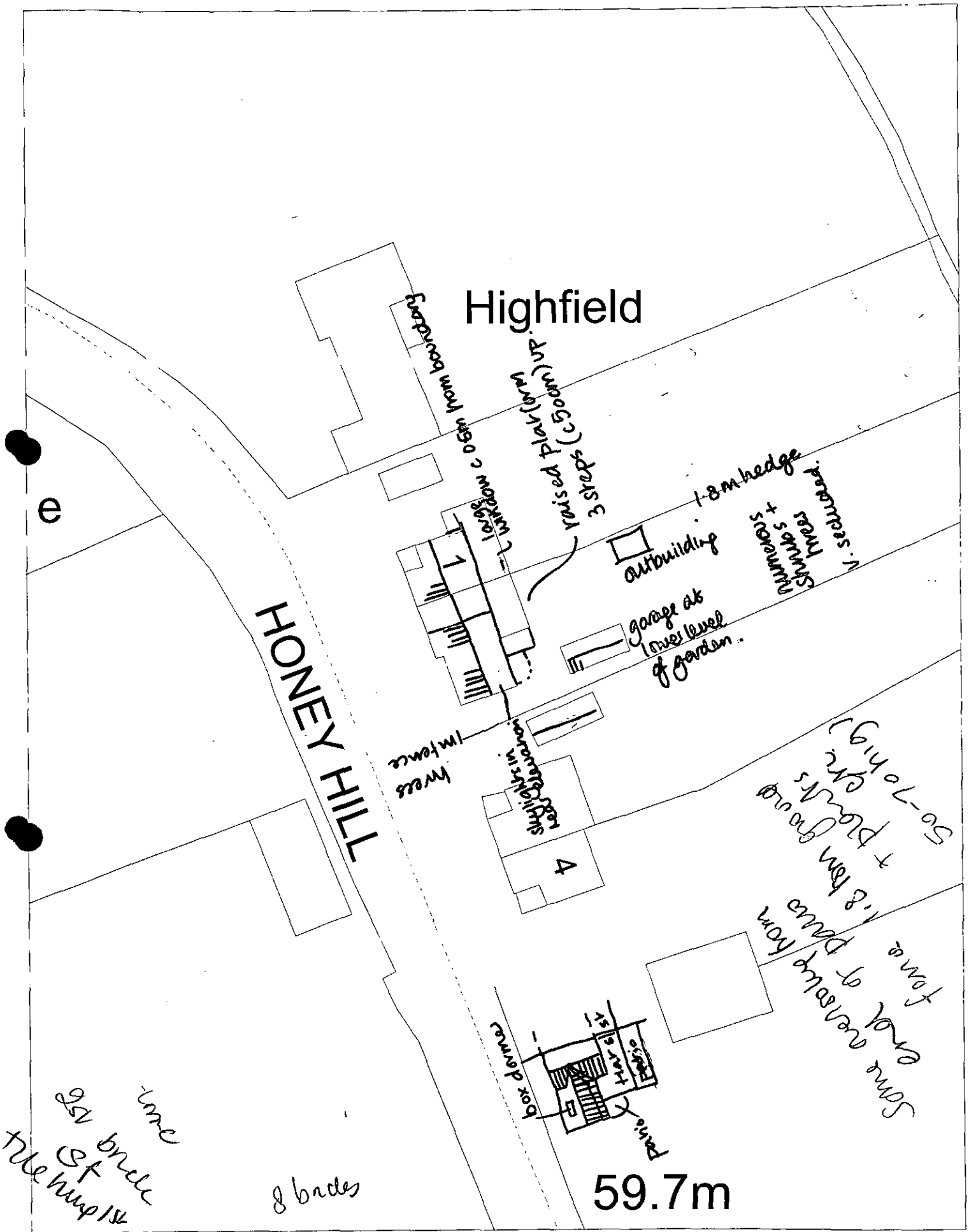
TREES

ACCESS/PARKING

LEVELS back gardens at lower level.

BOUNDARY TREATMENT

OTHERS



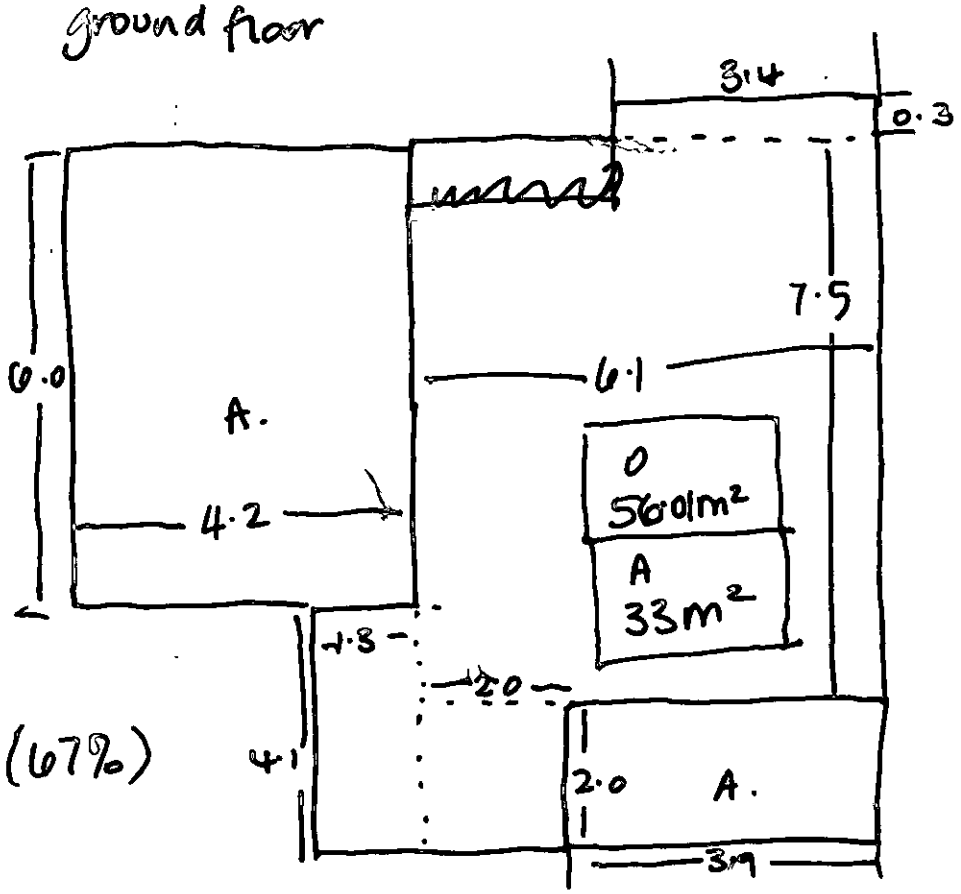
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 500

ground floor

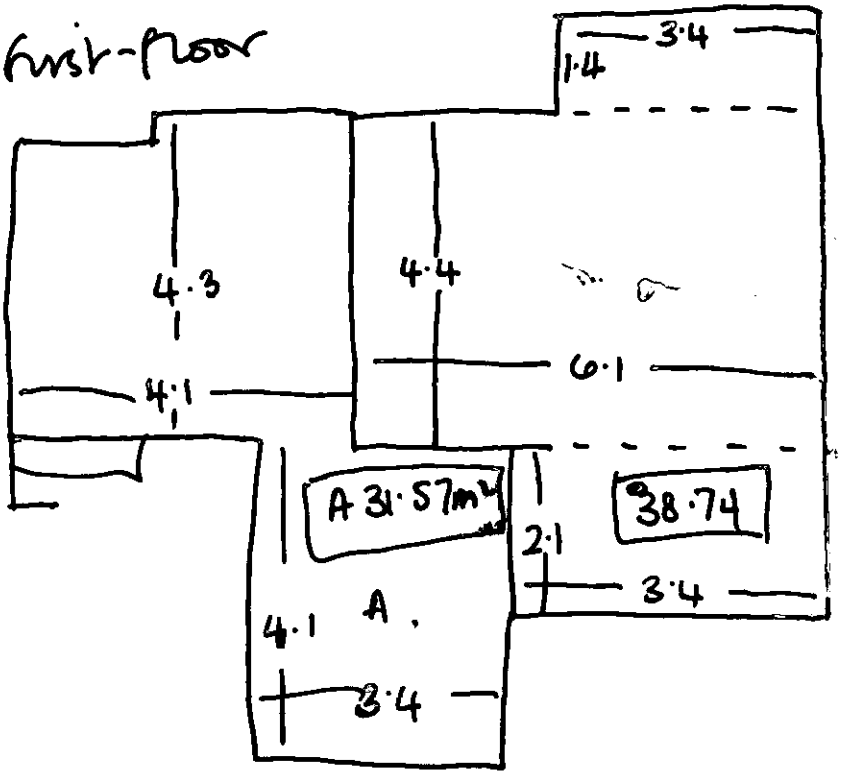


original

ground = 95m²

33+31 = 64m² (67%)

first-floor



FROM: Emy Circuit

DATE: 20 April 2000

RECEIVED
28 APR 2000
W.W.P.C.
PLAN
REC
DIV
APP
CS
COPIES TO:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1206

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 2, Honey Hill, , Wokingham.

Applicant: Mr R Sturdy C/O D Sturdy Essex Designs.

Your observations are required in respect of this application **by 14/05/2000** .

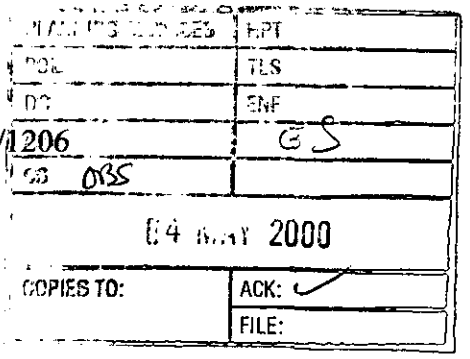
F/2000/1206 - 2, Honey Hill, Wokingham. Proposed single storey rear extension to form conservatory. The committee felt that this application was 'an extension to an extension', even though this may not be a valid objection, and that if granted encouraged the view that applicants can get approval for anything by doing it a bit at a time.

SIGNED: _____ DATE: 11/5/00

Clerk To Wokingham Without Parish/Town Council.

(confirms fax)

1 Honey Hill
Wokingham
Berkshire
RG40 3BD



30th April 2000

Ref: Application Number: F/2000/1206

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

I should like to object to planning permission being given for the project mentioned in your letter re 2 Honey Hill, Wokingham. I am unfortunately the other side of this semi-detached property.

Some years ago a raised platform was built on to the back of their house stretching from the party wall to the end of the house. The height of this extension is 2ft above ground level extending outwards 13ft. On this extension was placed a glasshouse, no planning permission was sought or given for this glasshouse and it meant they were overlooking my property. Being on the same level, this has proved invasive to my privacy, and blocked my light to some degree. The glasshouse was recently demolished leaving the raised platform as mentioned above.

I have complained to Mr & Mrs Sturdy about the invasion of my privacy. My sitting room window is next to the party wall which they overlook and to counteract this they have now placed a table next to the boundary fence up to the house and filled the table with tall potted trees and shrubs to block the view which now blocks my light.

I would welcome your viewing this property as they are expecting to build on to the platform which is out beyond the building line of the house.

Please see my previous letter (copy enclosed) regarding the earlier planning application dated 10th February 2000 which should also be taken into account.

Yours sincerely,

E Pursall.

Mrs E Pursall.

1 Honey Hill
Wokingham
Berkshire
RG40 3BD

10th February 2000
Wokingham District Council
Planning Dept
Wokingham RG40 1WR

Dear Ms Connor

Ref: F2000/0341

I should like to object to planning permission being given to Mr & Mrs Sturdy of 2 Honey Hill Wokingham RG40 3BD on the grounds that it will cut down my light which is of great concern to me.

The property they own is semi-detached and I own the other part of the semi.

These were farm cottages on an estate at the turn of the century and are approximately 90 to 100 years old. I am very concerned that unnecessary extensions are being allowed to spoil these fine old cottages.

Mr & Mrs Sturdy have recently moved to this house, which already had had an extension built to include a further bedroom upstairs making a total of four bedrooms and another room downstairs. I do not believe this further new extension is necessary which will be extending the previous extension to what was originally a small period cottage.

No consideration has been given to me in my three bedroom cottage next door. Unfortunately two of my bedrooms, sitting room and dining room are on the side of the party wall which is ***PAPER THIN*** and I feel my home is being invaded, as at the present time they are in the process of changing the whole ground floor area, moving the noisiest room (the kitchen) next to the party wall, which backs on to my sitting room area. To compensate for this they have put in a so-called sound proofing system in this kitchen area which does not work as the noise still comes through the walls. Surely the sound proofing system should cover the whole of the party wall, upstairs and downstairs, to work effectively. As you know the noise must go somewhere and it is now travelling up to the bedroom areas.

With regard to the bathroom they already have a downstairs bathroom and in my opinion it is unnecessary to have a new bathroom built upstairs which will again create further noise and intrusion.

Yours sincerely,

E Pursall

Mrs E Pursall

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1206

Mrs E Pursall
1 Honey Hill
Wokingham
RG40 3BD

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

Dear Sir/Madam

Application No: F/2000/1206

Location: 2, Honey Hill, Wokingham

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been REFUSED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Ian Gordon

Central Support

Received by Wokingham District Council

Application No: F/2000/1206

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
2, Honey Hill, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **20 April 2000**

My ref: F/2000/1206

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2000/1206
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1206**
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6479

Date: **20 April 2000**

My ref: F/2000/1206

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

Dear Councillor

Application Number: F/2000/1206
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1206**
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6479

Date: **20 April 2000**

My ref: F/2000/1206

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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

Dear Councillor

Application Number: F/2000/1206
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1206**
2, Honey Hill, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	Map No. 92 Site 0.08
Officer: EXC / Application No. F/2000/1206	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 2 HONEY HILL

Parish: WOKINGHAM w/out? Ward: Wokingham
20.4.2000

Applicant: MR R STURDY

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

(4)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 1+3 Honey Hill

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 19 May 2000
My ref: EXC/F/2000/1206
Your ref: 0032602P

D Sturdy
Essex Designs
76 Eastern Road
Nr Junction Road
ROMFORD
Essex
RM1 3QA

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

PROPOSED CONSERVATORY AT 2, HONEY HILL, WOKINGHAM

I am writing to inform you that the amendments to the shape of the proposed conservatory at 2, Honey Hill, which were received on 12 May, cannot be considered as minor amendment to the current application. This is because the revisions would result in an increase in the volume of the conservatory.

If your clients wish to pursue an application on the basis of the revised drawings, two courses of action are open to them. Either the application can be determined on the basis of the original drawings and, following the decision, a new application could be made including the revisions, or you could withdraw the current application and make a new one with the plans for the larger conservatory. In either case there would be no charge for the new application, providing it was submitted within one year.

I apologise for any inconvenience caused and request you inform us of your intentions during the next ten days. If no such advice has been received by the end of this period, the application will be determined on the basis of the original plans.

Yours faithfully

plans returned 2 June – forgot originally

MLT

M L Thorp,
Principal Development Control Officer

ESSEX DESIGNS

HLCC LTD
76 EASTERN ROAD, NR JUNCTION ROAD, ROMFORD, ESSEX RM1 3QA
TELEPHONE: 01708 756495 FAX: 01708 731332

PLANNING SERVICES | HPT 29301
PDL | TLS
DC | ENF
APP |
CS | ES
12 MAY 2000
COPIES TO: | ACK:
FILE:

Our ref 0032602P

CASE OFFICER

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

10th MAY
~~26th April~~ 2000

Dear Sirs,

Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

We have made amendments to the shape of the proposed conservatory and would be pleased if you would substitute the enclosed new design for the previously submitted plan.

Enclosed are six copies of the new plans - ref 00326B.

ALSO ENCLOSED YOUR "I HAVE DISPLAYED THE SITE NOTICE" CARD

Yours faithfully,

D. Sturdy
Essex Designs.

ADDRESS 2 HONEY HILL PARISH WOK/WITHOU

PLOT No. Old Property ORD. SHEET No. SU.8266(9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FD/569/60	Mr. R.O. Rawston	Alterations Porch	29. 12. 60	App. N/A
1662/73	MR. R. SPENCER s/st flat	ADDITION OF KITCHEN, EXTENSION OF LOUNGE & GARAGE	18 11. 73	APP. C/A
BR19645	" 2st side	2 BEDROOMS / NEW LIVING ROOM	19.11.82	APP. N/A
18520	terrace + greenhouse shown ext'n	" "	16.12.82	N/A C/A
F/2000/0341	R & C Sturdy	1st floor rear ext, r dormer ext	21.03.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06.APR.2000* 1206

ESSEX DESIGNS

HLCC LTD

76 EASTERN ROAD, NR JUNCTION ROAD, ROMFORD, ESSEX RM1 3QA

TELEPHONE; 01708 756495 FAX; 01708 733332

Our ref 0032601P

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

5th April 2000

Dear Sirs,

Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

Enclosed are six copies of forms and plans - ref 00326 as application for Planning Permission for a conservatory at the above address.

Yours faithfully,

D. Sturdy
Essex Designs.

06.APR.2000* 1206

Environmental Services

For office use only
Application number 06.APR.2000* 1206

Householder planning application form



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

1	Your name	R + C. STURDY
	Address and postcode	2 HONEY HILL WOKINGHAM BERKSHIRE RG40 3BD
	Phone number	
2	Agent's Name	D. STURDY - ESSEX DESIGNS
	Address and postcode	76 EASTERN ROAD ROMFORD ESSEX RM1 3QA
	Phone number	01708 756495
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	2 HONEY HILL WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED HARDWOOD + GLASS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

P.P. R + C. STURDY

Certificate B

I certify that

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

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

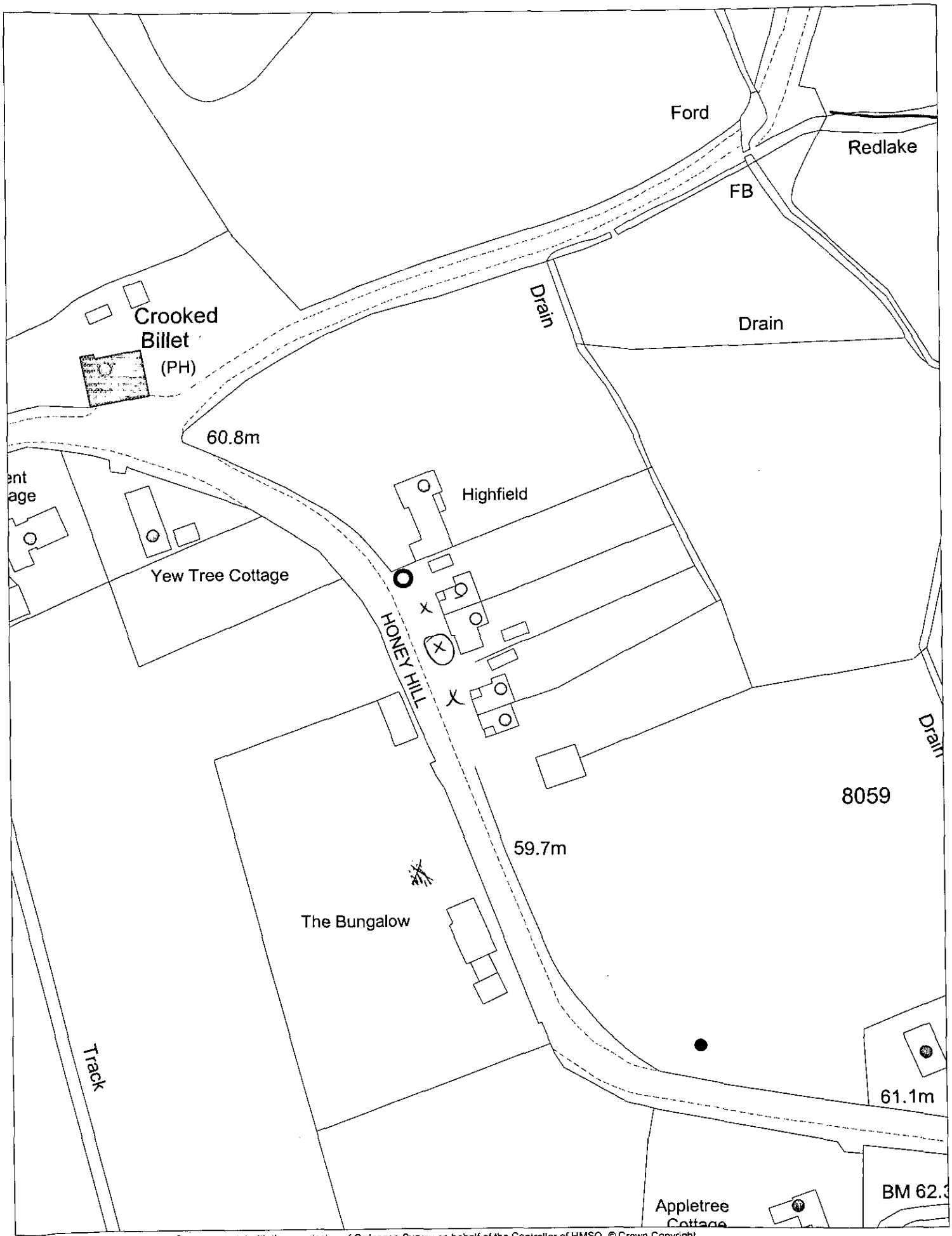
None of the land forms part of an agricultural holding.

Your signature: ESSEX DESIGNS

on behalf of R + C. STURDY

Date 5/4/2000

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



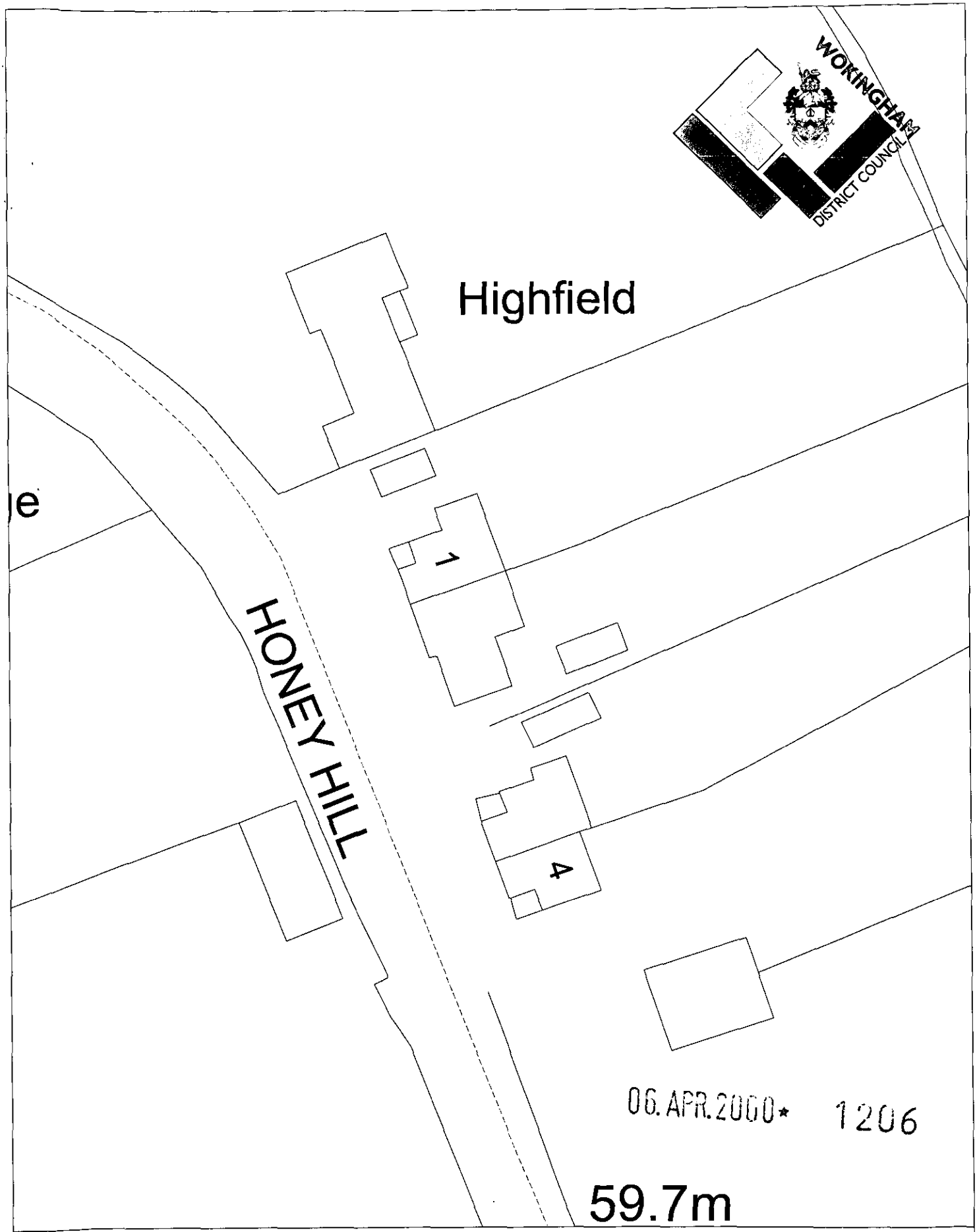
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.
11 April 2000

Scale: 1 : 1250

N
W E
S

06.APR.2000* 1206



Site Plan, Scale: 1 to 500

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

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

Date: 14 April 2000

N
W E
S

2 Honey Hill

Proposal:Proposed single storey rear extension to dwelling to form conservatory

Case Officer:EXC

WRITTEN REPRESENTATION APPEAL

FICER: EXC

TION NUMBER: 1206

NT: R & C Sturdy

2 Honey Hill, Wokingham Without

REF: APP/X0360/A/00/1055155

ATE: 12/12/00

SITE VISIT 27/03/01

cord	Date Actioned	Initials
ged:	14/12/00	
Access:	14/12/00	DG
n Letters Due:	**26/12/00**	
Letters Sent:	15/12/00	DG.
ire Due:	**26/12/00**	
re Sent:	18/12/00	DG.
d by Officer:		
Due:	**23/01/01**	
Team Leader:	22/01/01	DG.
Sent: X2	↓	↓
on Statement Due	13/02/01	
on Statement Sent	—	
ter circulated:	02/04/01	DG.
tered on Access.	02/04/01	

Appeal Decision

Site visit made on 27 March 2001

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

by E A Simpson JP BA (Hons) MRTPI

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

Date
29 MAR 2001

Appeal Ref: APP/X0360/A/00/1055155
2 Honey Hill, 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 R & C Sturdy against the decision of Wokingham District Council.
- The application (ref:F/2000/1206), dated 4th April 2000, was refused by notice dated 12th June 2000.
- The development proposed is conservatory at rear.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The proposed development is described in the application as *'conservatory at rear'*, in the notice of refusal as *'proposed single storey rear extension to dwelling to form conservatory'*, and in the appeal documentation as *'replacement of existing conservatory'*. The previous structure on the raised terrace to the rear of the dwelling, shown on plans approved in 1982 and referred to as a green-house, has been demolished, although the outline of its former location is discernible on site. It would appear that this 'green-house' was demolished prior to the determination of the application for a first floor rear extension granted permission in 2000 and subsequently implemented.

2. The depth of the proposed conservatory is dimensioned at 5.3m, but has a scale depth of 4.9m. It was confirmed by the appellant and the representative of the council that the depth of the structure for which permission had been applied is 4.9m and I have determined the appeal on this basis.

Main Issues

3. The main issues in this case are:

   (a) whether the proposal would result in a cumulative scale of development that would be harmful to the rural character of the area, and

   (b) whether the proposal would result in an unacceptable loss of amenity for the occupiers of the neighbouring dwelling due to overlooking.

Planning Policy

4. It is the policy of the adopted local plan (policy SVT2) to limit development outside identified settlements. Honey Hill does to lie within an identified settlement. This policy is carried forward by policies WCC1 and WCC2 of the emerging Wokingham District Local Plan. Policy SC19 limits the size of extensions to existing dwellings in rural areas. Major extensions will generally not be approved. Where a dwelling has been extended the cumulative effect of all extensions to the original building will be taken into account. This

policy is carried forward by policy WCC7 of the emerging local plan.

5. Policy SBE2 states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings ..... by virtue of siting, scale, form, massing etc. will not be permitted. This policy is carried forward by policy WOS3 of the emerging local plan. Policy WBE1 also protects the privacy and amenity of existing development.

Reasons

6. In relation to the first issue it would appear that existing permissions have resulted in a 58% increase in the ground-floor area of the dwelling, and an overall increase in floor space of 67%. While I note that the council consider that, if permitted, this extensions would result in the cumulative increase in ground-floor area to some 144m^2, this appears to be an arithmetic error. From the council's table of figures for the ground floor I calculate that this should be 114m^2, ie an increase of 58m^2 or 103% of the original. The overall floor space increase, calculated by the council at 89m^2, appears to be correct, subject to any small reduction in first-floor area consequent on the installation of a 'roof light' in place of the small dormer window previously proposed for bedroom 1 as approved in 2000.

7. Notwithstanding the council's apparent overestimate of the increase in the floor area, I accept that an increase of over 100% in the footprint of the building, and an increase in overall floor area of over 90%, does amount to a significant increase compared with the dwelling as originally constructed and that the proposal would, therefore, be contrary to adopted policy SC19 and emerging policy WCC7. In arriving at this conclusion I accept that there was previously a smaller glazed structure on the rear terrace but note that that was demolished before the council determined the application for the first-floor rear extension which was subsequently permitted and has now been implemented.

8. Turning to the second issue I conclude that the development would result in an unacceptable loss of amenity due to increased overlooking. Firstly, the raised terrace which gives rise to the overlooking would be increased in depth from 3.2m to 4.1m. Secondly, and most significantly, the increased size of the conservatory compared with the former green house would result in the doors to the conservatory, and the access steps to the terrace, both being sited closer to the boundary and affording their users direct and close views into that area of garden closest to the rear of No.1 where a reasonable degree of privacy would normally be anticipated. I conclude that the proposal would, therefore, be contrary to adopted policy SBE2 and emerging policy WBE1.

9. I have considered the possibility of screening but conclude that this loss of privacy could not be satisfactorily overcome by the erection of a fence due to the height of such a fence compared with the neighbouring property that does not have a terrace to its rear. Due to the north-easterly orientation of the rear gardens, any fence of sufficient height to overcome the problem of overlooking would appear unacceptably overbearing and result in significant overshadowing within that part of the garden closest to the rear elevation of No.1.

Conclusions

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

Formal Decision

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

Information

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

Edward A Simpson

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Sturdy
C/O D Sturdy Essex Designs
76 Eastern Road
Romford
Essex
RM1 3QA

Application Number: F/2000/1206

Parish: **WOKINGHAM WITHOUT**

Location: **2, Honey Hill, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

Reason
1. The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to Policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft) and Policies STV2 and SC19 of the South East Area Local Plan.

Reason
2. Due to the lack of screening the proposed extension would permit overlooking of the neighbouring property, 1 Honey Hill, which would be detrimental to the amenity of occupants. The proposals are, therefore contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy SBE2 of the South East Area Local Plan.

Informative
The applicant is reminded that planning permission would be required for any further extensions to the property, including replacement of any structures that have been removed in the past.

John Mitchell
Development Control Manager
Date: 12/06/2000

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

The Planning Inspectorate

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

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

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

Your Ref: F/2000/1206

Our Ref: APP/X0360/A/00/1055155

Date: 29 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

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

41785

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

DG
CS
30 MAR 2001
COPIES TO: ACK:
FILE:

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

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

Yours faithfully

G.Nall

Miss A Groves

COVERDL1

Tel: (0118) 974 6479 (Direct Line) PLANNING
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 19 May 2000
My ref: EXC/F/2000/1206
Your ref: 0032602P

D Sturdy
Essex Designs
76 Eastern Road
Nr Junction Road
ROMFORD
Essex
RM1 3QA

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

PROPOSED CONSERVATORY AT 2, HONEY HILL, WOKINGHAM

I am writing to inform you that the amendments to the shape of the proposed conservatory at 2, Honey Hill, which were received on 12 May, cannot be considered as minor amendment to the current application. This is because the revisions would result in an increase in the volume of the conservatory.

If your clients wish to pursue an application on the basis of the revised drawings, two courses of action are open to them. Either the application can be determined on the basis of the original drawings and, following the decision, a new application could be made including the revisions, or you could withdraw the current application and make a new one with the plans for the larger conservatory. In either case there would be no charge for the new application, providing it was submitted within one year.

I apologise for any inconvenience caused and request you inform us of your intentions during the next ten days. If no such advice has been received by the end of this period, the application will be determined on the basis of the original plans.

Yours faithfully

M L Thorp,
Principal Development Control Officer

Our ref 0032602P

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

10th MAY 2000
~~26th April~~ 2000

Dear Sirs,

Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

We have made amendments to the shape of the proposed conservatory and would be pleased if you would substitute the enclosed new design for the previously submitted plan.

Enclosed are six copies of the new plans - ref 00326B.

Yours faithfully,

D. Sturdy
Essex Designs.

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1206 relates.

Address of site 2. HONEY HILL
WOKINGHAM, BERKS RG40 3BD

Signed

Date 10-5-2000

Tel. **(0118) 974 6479**

Date: 20 April 2000 Rec'd 26-4-00

Your Ref:

My Ref: **Emy Circuit - F/2000/1206**

Mr R Sturdy
C/O D Sturdy Essex Designs
76 Eastern Road
Romford
Essex
RM1 3QA

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

Dear Sir/Madam

Application Number: F/2000/1206

Site Address: 2, Honey Hill, , Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **01/06/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Emy Circuit,** on **(0118) 974 6479** quoting reference number **F/2000/1206.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood MR.
Head of Planning and Transportation

Our ref 0032601P

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

5th April 2000

Dear Sirs,

Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

Enclosed are six copies of forms and plans - ref 00326 as application for Planning Permission for a conservatory at the above address.

Yours faithfully,

D. Sturdy
Essex Designs.

Appeal Reference:	APP/X0360/A/00/1055155
LPA Reference:	F/2000/1206
Appeal Site:	2 Honey Hill
Appellant:	R & C Sturdy
Reason for appeal:	Refusal of planning permission for a rear extension to form a conservatory

Proposed conditions for appeal if allowed:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

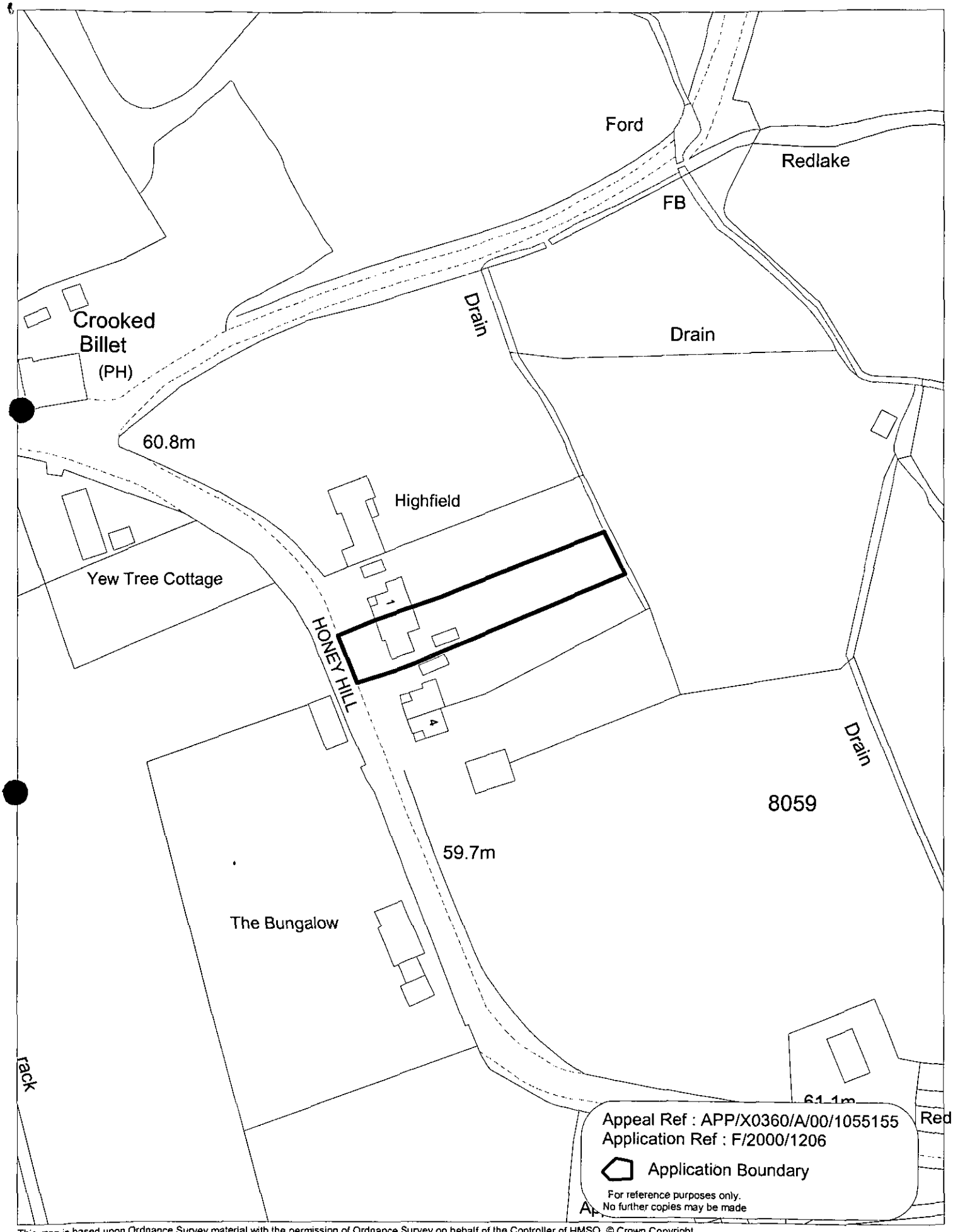
REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the privacy of 1 Honey Hill.

LIST OF APPENDICES

1. Location plan at 1:1250.
2. Copies of Plans and Elevations showing Previous Extensions.
3. Extracts from the South East Area Local Plan.
4. Extracts from the Wokingham District Local Plan Deposit Draft.

APPENDIX 1 -
Location plan at 1:1250.



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

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
W E
S

APPENDIX 2 -
Copies of Plans and Elevations showing Previous Extensions.

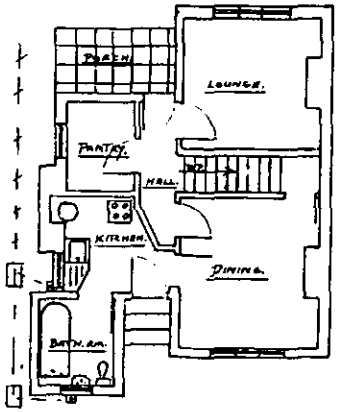
PD/569/60

WOKINGHAM RDC
DEPOSITED PLAN
No.
[illegible] FOR COMPLIANCE
[illegible]
20/12/60

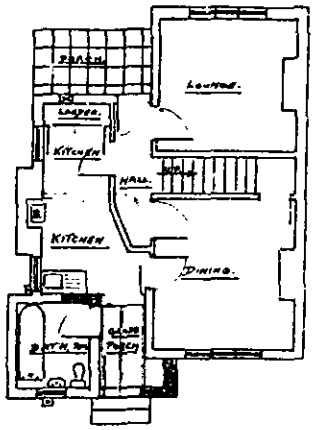
PROPOSED IMPROVEMENTS TO 2. HONEY HILL. WOKINGHAM.

PD/569/60

Foot print prior to extension

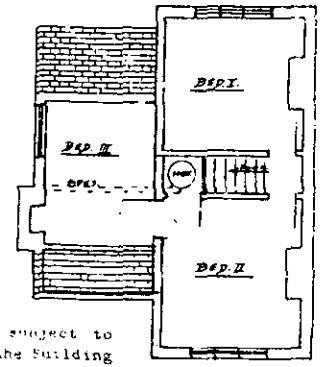


EXISTING GROUND FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.

[illegible] is approved subject to strict compliance with the Building bye-Laws in force in the Wokingham Rural District.



FIRST FLOOR.

BED II AS PROPOSED WITH AIRING CUPBOARD.

TO SEPTIC TANK.

NEW WORK

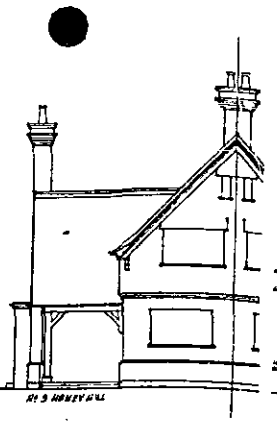
Scale ¼ to 1 FT

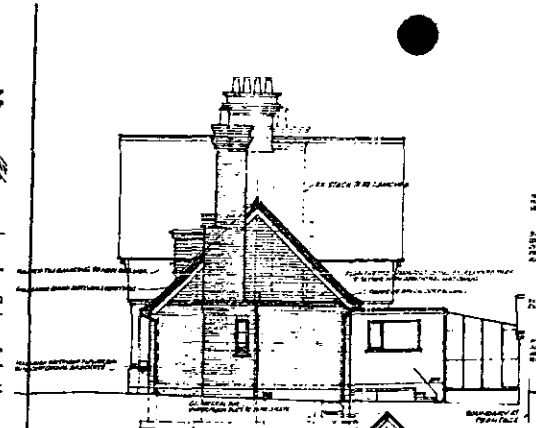
HELIX K21
Made in England

PA3

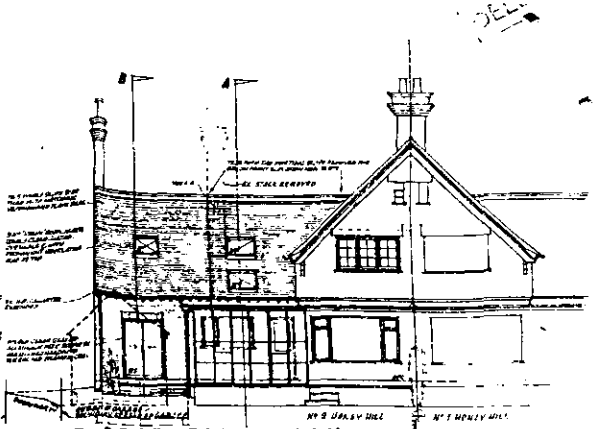


WEST-FRONT ELEVATION TO HONEY HILL

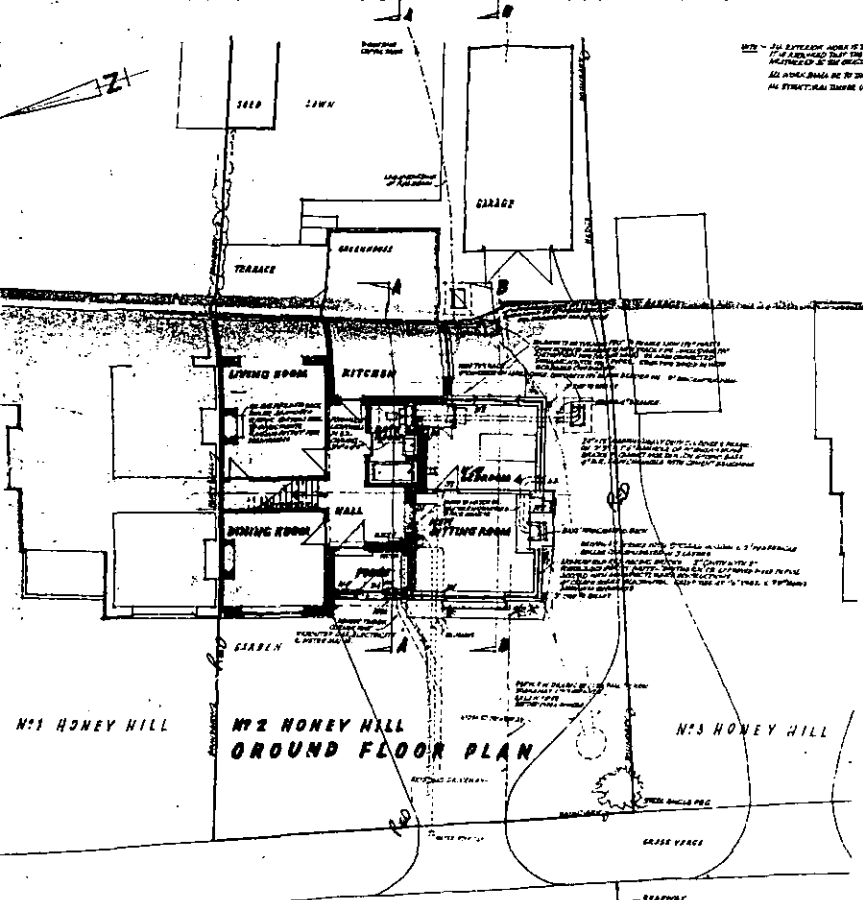




SOUTH-SIDE ELEVATION



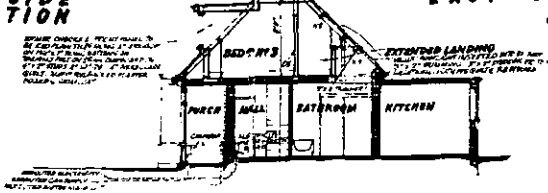
EAST-REAR ELEVATION



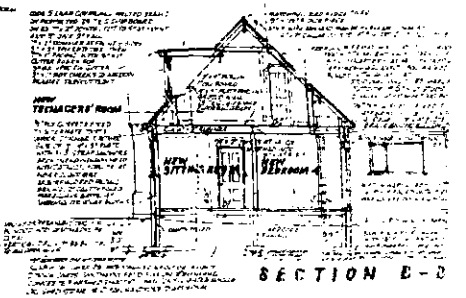
No 1 HONEY HILL

No 2 HONEY HILL
GROUND FLOOR PLAN

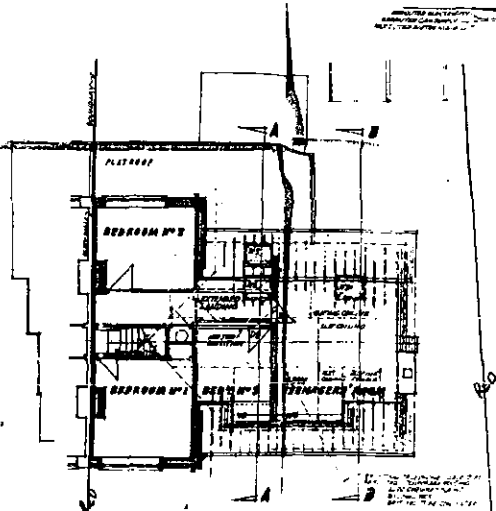
No 3 HONEY HILL



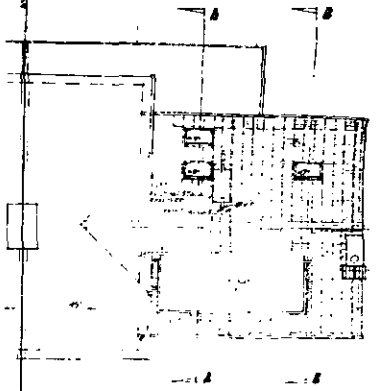
SECTION A-A



SECTION B-B



No 2 HONEY HILL
FIRST FLOOR PLAN

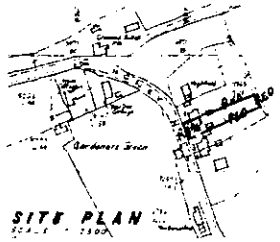


No 2 HONEY HILL
ROOF PLAN

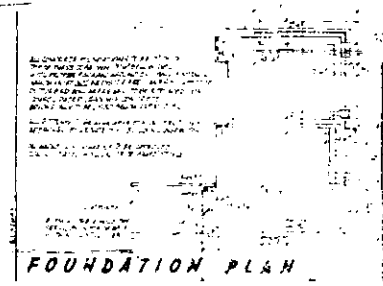


18520 –
two-storey side
extension

HONEY HILL



SITE PLAN



FOUNDATION PLAN

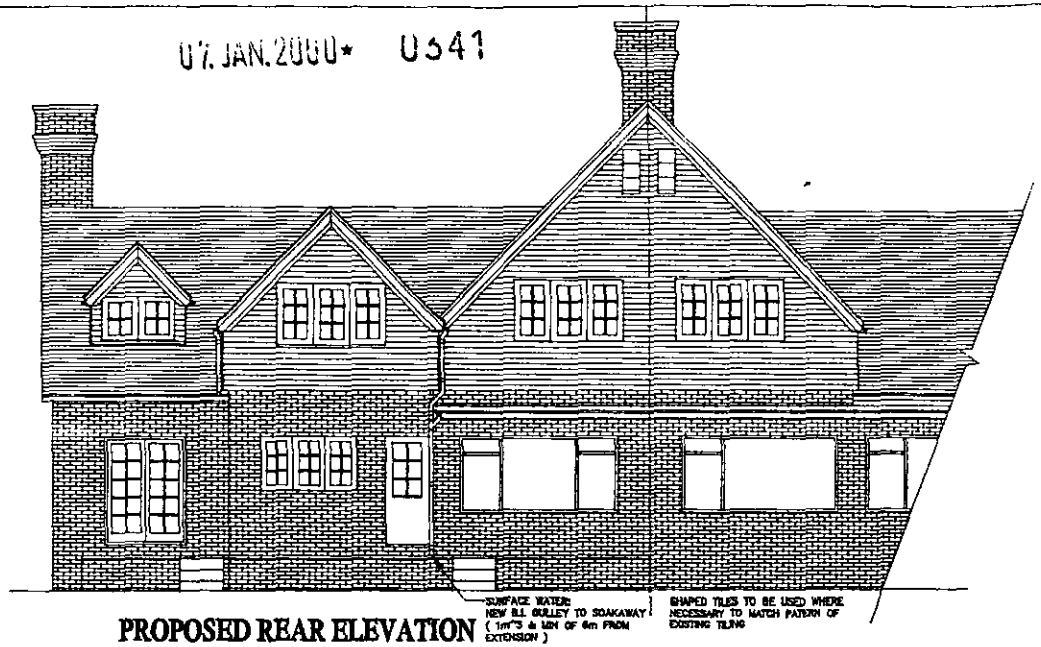
No 2 HONEY HILL, GARDNER
MR. & MRS. R.J. SPENCER.

PRO
EXTENS.

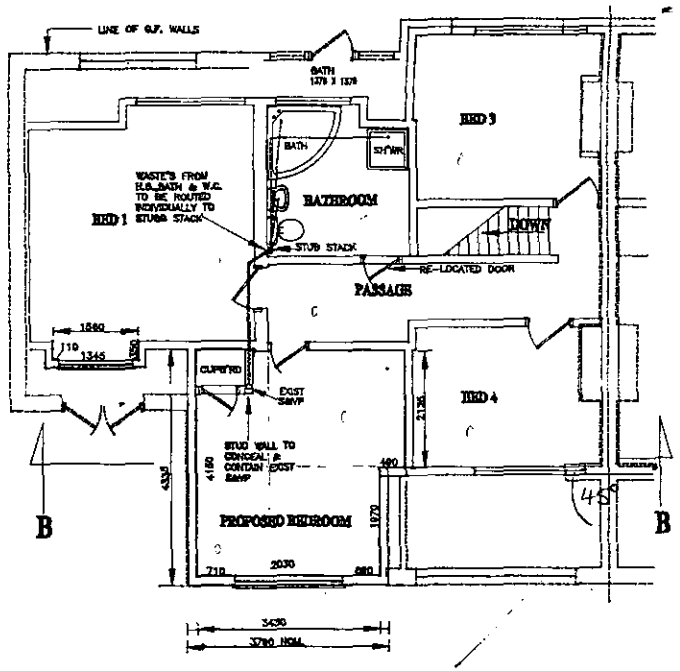
F/2000/0341 First-floor rear extension

07/01/2000

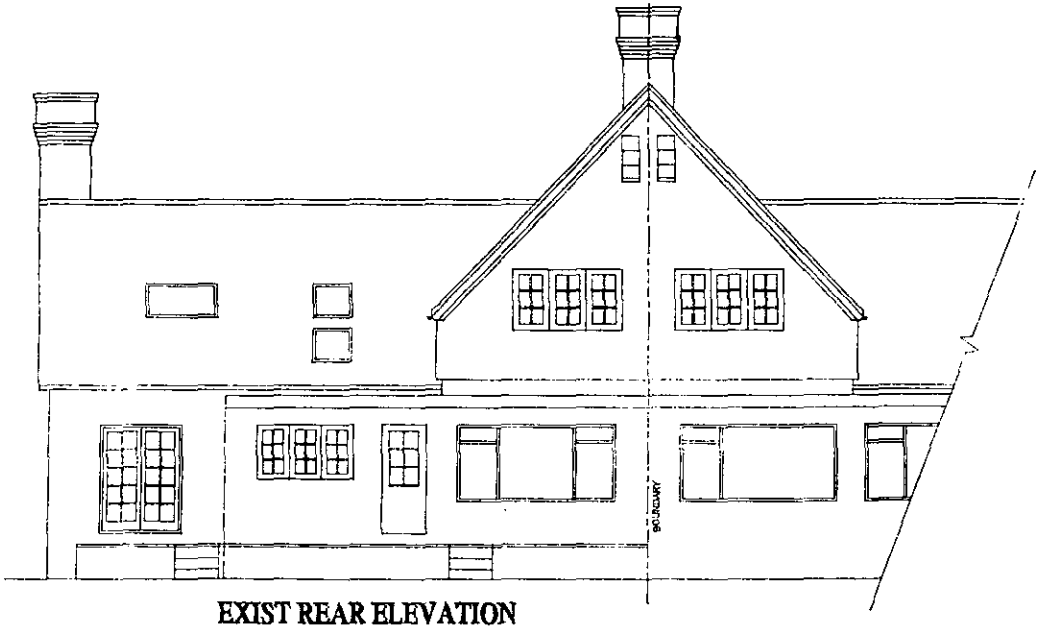
07. JAN. 2000* 0341



PROPOSED REAR ELEVATION

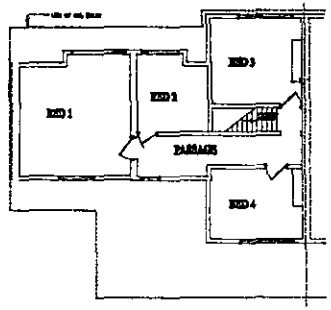


PLAN OF PROPOSED FIRST FLOOR

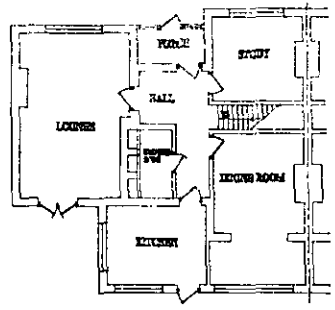


EXIST REAR ELEVATION

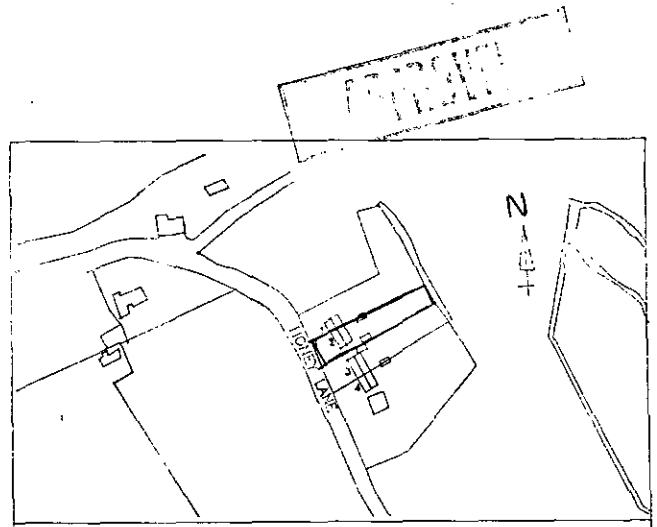
NO NEW FOUNDATIONS SO TREE PLAN NOT SUPPLIED



PLAN OF EXIST FIRST FLOOR



PLAN OF EXIST GROUND FLOOR



SITE PLAN

ESSEX DESIGNS TEL: 0708 756495 FAX: 0708 733332	SCALE: 1:100 DATE: PROPOSED **REAR GABLE AND DORMER**	FOR: R & C STURDY	SITE ADDRESS: 2 HONEY HILL WOKINGHAM BERKSHIRE RG40 3BD	SHEET 1 OF 3 PLAN REF: 91018B REVISION 1

APPENDIX 3 -
Extracts from the South East Area Local Plan.

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

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District 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. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

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

❖ SC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

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

NEW USES FOR EXISTING BUILDINGS IN RURAL AREAS

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

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

❖ SC20 CONVERSION OF BUILDINGS IN RURAL AREAS TO DWELLINGS

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

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

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

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

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

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

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 4 -
Extracts from the Wokingham District Local Plan Deposit Draft.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

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 (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined.

PROTECTING AND MANAGING THE LANDSCAPE

INTRODUCTION

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

2.44 Landscape is important because it is:

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

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

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

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **R & C Sturdy**

APPEAL SITE: **2 Honey Hill, Wokingham**

REASON FOR APPEAL: **Refusal of planning permission for a single-storey rear extension to form a conservatory**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/1206

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1055155

1.00 SITE DESCRIPTION

1.01 2 Honey Hill is a two-storey, semi-detached dwelling, located on a 0.08 hectare piece of land in a rural area between the Identified Settlements of Wokingham and Crowthorne. It is one of a cluster of dwellings in an area designated, in both the adopted and emerging local plans, as Countryside. In the adopted plan, this group of dwellings is identified as an area of Sporadic Development within the wider countryside, while, in the emerging local plan, the majority of the land between Wokingham and Crowthorne is designated as a Green Gap, important to the physical and visual separation of settlements.

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

2.00 RELEVANT PLANNING HISTORY

2.01 The original dwelling, 2 Honey Hill predates planning records. In 1960 a rear porch was constructed under permitted development rights (PD/569/60). However, this would have been removed during construction of the single-storey extension, granted planning permission in 1973 (1662/73). A two-storey side extension was granted planning permission in 1982 (18520) and earlier this year permission was granted for a first-floor rear extension (F/2000/0341).

Plans and elevations of these permitted extensions are contained in Appendix 2.

2.02 On 12 June 2000 planning permission for a single-storey rear extension to form a conservatory was refused for the following reasons.

1. *The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to Policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft) and Polices STV2 and SC19 of the South East Area Local Plan.*

2. *Due to the lack of screening the proposed extension would permit overlooking of the neighbouring property, 1 Honey Hill, which would be detrimental to the amenity of occupants. The proposals are, therefore contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy SBE2 of the South East Area Local Plan.*

3.00 POLICY BACKGROUND

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

3.02 The South East Area Local Plan (SEALP) was adopted on 15 April 1994 and, on 26 November 1996, the Planning and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following South East Area Local Plan policies are relevant to this appeal.

STV2 Development in Rural Areas

SC19 Extensions to Existing Dwellings in Rural Areas

SBE2 Inappropriate Design

A copies of these policies are contained in Appendix 2.

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

WOS3 Development Control Principles

WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)

WCC2 Green Gaps and Wedges (Outside the Metropolitan Green Belt)

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

WBE1 *Development in its local context.*

At Deposit six reponses were received in relation to policy WOS3 (five objections and one in support), 46 responses relating to WCC1 (42 objections and two in support), 144 responses relating to WCC2 (88 objections and 56 in support), 3 responses relating to WCC7 (all in support) and 3 responses relating to WBE1 (two objections and one in support). Amendments were proposed to Policies WOS3 and WCC1 and following consultation on these further 15 responses were received relating to policy WCC1 (13 objections and 2 in support). With regard to policy WCC2, the proposed amendments were to the proposals map, to ensure consistency with decisions on policies WOS1 and WH2, and during consultation on the proposed amendments a further eight representations were received, two in support and six objections.

A copy of these policies is contained in Appendix 3.

4.00 THE COUNCIL'S CASE

4.01 The reasons for refusal relate to two issues: the cumulative impact of extensions to the dwelling on the rural character of the area and the impact on the amenities of occupants of the adjoining dwelling, 1 Honey Hill.

The cumulative impact of extensions to the dwelling on the rural character of the area

4.02 Policy WCC1 of the emerging local plan and Policy STV2 of the adopted local plan establish that development outside the boundaries of the Identified Settlements, including in areas of Sporadic Development, will be strictly controlled. Where development is acceptable in principle, it should be appropriate in scale, form, materials, design and character to its location. Policy WCC2 of the emerging local plan identify areas of countryside which are important in maintaining the physical and visual separation of settlements. Development that would detract from the open, countryside appearance and character of these areas, will be resisted.

4.03 Policies LC19 of the LALP and WCC7 of the WDLPDD relate to extensions to existing rural dwellings. Extensions may be acceptable providing that they do not result in a significant alteration in the scale of the dwelling and development on the site and that their design and siting does not have an adverse impact on the character of the surrounding countryside.

4.04 Due to the extent of the alterations and additions to the property over time, it is difficult to determine the exact extent of the ground-floor of the original dwelling but it appears that it had a foot print of somewhat less than 56m^2 and a total floor area of about 95m^2. The addition of a

single-storey rear extension and a two-storey side extension has resulted in a 33m^2 (58%) increase in the footprint of the dwelling and a 51m^2 (53%) increase in the total floor area, as shown in the table below.

	ground-floor area		first-floor area		total area	
	increase (% of original)	cumulative area	increase (% of original)	cumulative area	increase (% of original)	cumulative area
original dwelling	-	56m^2	-	39m^2	-	95m^2
single-storey rear extension	8m^2 (14%)	64m^2	-	39m^2	8m^2 (8%)	103m^2
two-storey side extension	25m^2 (44%)	89m^2	18m^2 (46%)	57m^2	43m^2 (45%)	146m^2
first-floor rear extension	-	89m^2	13m^2 (33%)	70m^2	13m^2 (14%)	159m^2
single-storey rear extension	**25m^2 (44%)**	144m^2	-	70m^2	**25m^2 (26%)**	184m^2
overall *increase*	**88m^2 (157%)**	144m^2	31m^2 (79%)	70m^2	**89m^2 (93%)**	184m^2

4.05 An additional first-floor rear extension was approved in March 2000. This permission had not been implemented at the time of the application for the rear conservatory but the appellant indicates it has now been built. The proposal did not increase the overall volume or massing of the property significantly but resulted in a further 13m^2 (14%) increase in the area of the property and a cumulative increase of 64m^2 (67%).

4.06 Hence, the cumulative impact of the existing and approved extensions to the property has already resulted in a significant increase in the size of the property and the scale of development on the site. The proposed conservatory would in itself represent a 25m^2 (44%) increase in the footprint of the original property and a 26% increase in the overall floor space. Cumulatively the footprint would be increased by 88m^2 (157%) and the area by 89m^2 (93%). This clearly represents a significant increase and is, therefore, contrary to the policies cited.

The impact on the amenities of occupants of the adjoining dwelling

4.07 The aim of policy LBE2 and of the adopted local plan and policies WOS3 and WBE1 of the emerging local plan is to promote a high standard of design which respects its local context. Development that is inappropriate in terms of its relationship with adjoining sites, by virtue of its siting, scale, form or massing will be resisted.

4.08 The rear of the pair of dwellings is raised above the back gardens and across the rear of No 2 is a raised terrace, about 0.6 metres above the level of the adjoining land. The terrace has a depth of 3.2 metres. The proposed conservatory would project 5.3 metres - 2.1 beyond the terrace. The appellants grounds for appeal indicate that the internal floor level would also be increased by 150mm. Its width would be 5.2 metres and it would be set back from the boundary by 2.7 metres. Its ridge would be 3.6 metres above the adjacent patio and 4.2 metres above ground level.

4.09 Due to the raised position of the extension, in relation to the neighbouring garden, and the location of the external doors, there would be potential for overlooking of the garden and living room window at 1 Honey Hill. The doors would be in the elevation adjacent to the boundary and, hence, activity associated with people entering from the garden, and possibly sitting out, would be concentrated in the area immediately adjacent to the boundary. It would be possible to overcome this problem, without causing an unacceptable reduction in daylight to the neighbouring property, by erecting some form of screening along the boundary but this would cause the room adjacent to the boundary to feel more enclosed. Hence, it is considered that the proposals would result in an unacceptable reduction in the privacy of residents of 1 Honey Hill.

5.00 COMMENTS ON THE APPELLANTS GROUNDS OF APPEAL

5.01 In the appellants grounds for appeal it is suggested that the proposal is for the replacement of an existing conservatory. The area, floor level and design of the proposed structure would all differ from the previous one and therefore it cannot be considered as a direct replacement. No such structure was shown on the application for the single-storey rear extension in 1973 but a terrace and greenhouse were indicated on the plans for the two storey side extension in 1982. However, only the raised patio area remained by the time the application for a first-floor rear extension was considered in 2000 and, hence, the contribution of the conservatory to the cumulative increase in the size of the property was not taken into consideration in determining that application. All existing additions to the property should be taken into consideration when assessing the cumulative impact of extensions to the dwelling.

5.02 The application was determined on the basis of drawing 00326/1. Revised drawing 00326B/1 was not accepted as a minor amendment to the application as it would have resulted in an increase in volume and, hence, required a fresh application and additional consultation. The drawings of the previous conservatory 00326ext/1 were not submitted with the original application.

6.00 CONCLUSION

6.01 The cumulative impact of the existing and proposed extensions to the property would result in a significant increase in the scale of the dwelling and in the scale of development on the site. Hence, the proposals would be harmful to the open, countryside character and appearance of the area. In addition the height and location of the proposed conservatory, and in particular the entrance doors, would result in a reduction privacy, detrimental to the amenity of occupants of the neighbouring dwelling, 1 Honey Hill. As such it would be contrary to the policies cited and for this reason, the Inspector is respectfully requested to dismiss the appeal.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: R & C Sturdy
SITE: 2 Honey Hill, Wokingham Without
APPLICATION NO.: 1206
PROPOSAL: Proposed single storey rear extension to dwelling to form conservatory

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wokingham Without

Mrs P E Helliar-Symons

Mr P A Lewis

Mr A Ross

Clerk(s) of Parish / Town Council of Wokingham Without

Mrs G M Barrett, The Lodge, Pinewood Leisure Centre, Old Wokingham Rd, Wokingham. RG41 6QE

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

The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1055155 **GRID REF:** SU 8266.

APPEAL BY: R & C STURDY

SITE: 2. HONEY HILL. 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 of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

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

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

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch 1	 Sch 2 col 1
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c. Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO	
	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.*	2	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	23.01.01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	1	
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 / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Dlyhell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 18/12/00 OUR REF: F/2000/1206

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

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

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

FROM: Emy Circuit

DATE: 20 April 2000

RECEIVED
28 APR 2000
W. W. P. C.

PLANNING	
POL	
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1206

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 2, Honey Hill, , Wokingham.

Applicant: Mr R Sturdy C/O D Sturdy Essex Designs.

Your observations are required in respect of this application **by 14/05/2000** .

F/2000/1206 - 2, Honey Hill, Wokingham. Proposed single storey rear extension to form conservatory. The committee felt that this application was 'an extension to an extension', even though this may not be a valid objection, and that if granted encouraged the view that applicants can get approval for anything by doing it a bit at a time.

SIGNED: _____ DATE: 16/5/00

Clerk To Wokingham Without Parish/Town Council.

(confirms fax)

1 Honey Hill
Wokingham
Berkshire
RG40 3BD

30th April 2000

Ref: Application Number: F/2000/1206

PLANNING SERVICES	HPT
POL	TLS
DS	ENF
CS 0835	GS
04 MAY 2000	
COPIES TO:	ACK: ✓
	FILE:

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

I should like to object to planning permission being given for the project mentioned in your letter re 2 Honey Hill, Wokingham. I am unfortunately the other side of this semi-detached property.

Some years ago a raised platform was built on to the back of their house stretching from the party wall to the end of the house. The height of this extension is 2ft above ground level extending outwards 11ft. On this extension was placed a glasshouse, no planning permission was sought or given for this glasshouse and it meant they were overlooking my property. Being on the same level, this has proved invasive to my privacy, and blocked my light to some degree. The glasshouse was recently demolished leaving the raised platform as mentioned above.

I have complained to Mr & Mrs Sturdy about the invasion of my privacy. My sitting room window is next to the party wall which they overlook and to counteract this they have now placed a table next to the boundary fence up to the house and filled the table with tall potted trees and shrubs to block the view which now blocks my light.

I would welcome your viewing this property as they are expecting to build on to the platform which is out beyond the building line of the house.

Please see my previous letter (copy enclosed) regarding the earlier planning application dated 10th February 2000 which should also be taken into account.

Yours sincerely,

E Pursall.

Mrs E Pursall.

1 Honey Hill
Wokingham
Berkshire
RG40 3BD

10th February 2000
Wokingham District Council
Planning Dept
Wokingham RG40 1WR

Dear Ms Connor

Ref: F2000/0341

I should like to object to planning permission being given to Mr & Mrs Sturdy of 2 Honey Hill Wokingham RG40 3BD on the grounds that it will cut down my light which is of great concern to me.

The property they own is semi-detached and I own the other part of the semi.

These were farm cottages on an estate at the turn of the century and are approximately 90 to 100 years old. I am very concerned that unnecessary extensions are being allowed to spoil these fine old cottages.

Mr & Mrs Sturdy have recently moved to this house, which already had had an extension built to include a further bedroom upstairs making a total of four bedrooms and another room downstairs. I do not believe this further new extension is necessary which will be extending the previous extension to what was originally a small period cottage.

No consideration has been given to me in my three bedroom cottage next door. Unfortunately two of my bedrooms, sitting room and dining room are on the side of the party wall which is ***PAPER THIN*** and I feel my home is being invaded, as at the present time they are in the process of changing the whole ground floor area, moving the noisiest room (the kitchen) next to the party wall, which backs on to my sitting room area. To compensate for this they have put in a so-called sound proofing system in this kitchen area which does not work as the noise still comes through the walls. Surely the sound proofing system should cover the whole of the party wall, upstairs and downstairs, to work effectively. As you know the noise must go somewhere and it is now travelling up to the bedroom areas.

With regard to the bathroom they already have a downstairs bathroom and in my opinion it is unnecessary to have a new bathroom built upstairs which will again create further noise and intrusion.

Yours sincerely,

E Pursall

Mrs E Pursall

Applicationo	Name & Address
F/2000/1206	Mrs E Pursall 1 Honey Hill Wokingham RG40 3BD
APP REFUSED LETTER SENT 13.06.00	

Environmental Services

For office use only. Application number 06.APR.2000* 1206

Householder planning application form

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

1	Your name	R + C. STURDY
	Address and postcode	2 HONEY HILL WOKINGHAM BERKSHIRE RG 40 3BD
	Phone number	
2	Agent's Name	D. STURDY - ESSEX DESIGNS
	Address and postcode	76 EASTERN ROAD ROMFORD ESSEX RM1 3QA
	Phone number	01708 756495
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	2 HONEY HILL WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED HARDWOOD + GLASS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

P.P. R+C. STURDY

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: ESSEX DESIGNS

on behalf of R+C. STURDY

Date 5/4/2000

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

The Planning Inspectorate

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

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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

Your Ref: F/2000/1206

Our Ref: APP/X0360/A/00/1055155

Date: 6 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

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

Mr E A Simpson JP BA(Hons) MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 12:30 on Tuesday 27/3/2001 and you are requested to arrange for the inspector to be met at the site at 12:30 to enable the inspection to be made.

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

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

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

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

HPT 40866
TLS
ENF
CS
08 MAR 2001
COPIES TO:
ACK:
FILE:

Yours faithfully



Miss H Langridge

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

209D

The Planning Inspectorate

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

PLANNING SERVICES	HPT 40462
POL	TLS
DC	ENF
APP Direct Line	0117-9878645
CS Switchboard	0117-9878000
Fax No	0117-9878804
GTN	1374-8645
COPY	

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

Your Ref: F/2000/1206

Our Ref: APP/X0360/A/00/1055155

Date: 27 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

I am writing to confirm that the site inspection which was scheduled to take place at 12:30 on Monday 5 March 2001 has been cancelled due to a request for postponement.

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

Yours faithfully

Miss V Hutchinson

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

209H

The Planning Inspectorate

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

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

PLANNING SERVICES HBT 16261
POL TLS
DC ENF
ADD Your Ref: F/2000/1206
CS
22 FEB 2001 Our Ref: APP/X0360/A/00/1055155
COPIES TO: ACK Date: 21 February 2001
FILE:

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

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

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

Mr M J Culshaw MA (Cantab) MA MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 12:30 on Monday 05 March 2001 and you are requested to arrange for the inspector to be met at the site at 12:30 to enable the inspection to be made.

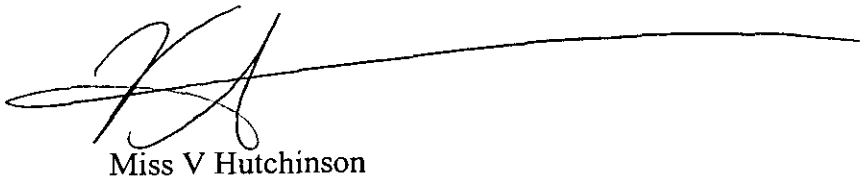
The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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

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

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

Yours faithfully



Miss V Hutchinson

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

209D

The Planning Inspectorate

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

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

POL | TLB
DC | ENF
APP
CS
22 JAN 2001
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1206

Our Ref: APP/X0360/A/00/1055155

Date: 19 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Groves

211AL(BPR)

Rod & Carolyn Sturdy
2 Honey Hill
Wokingham
Berkshire
RG40 3BD

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

11th January 2001

Dear Sir / Madam

Re: Appeal Reference: APP/X0360/A/0/1055155
LPA Reference: F/2000/1206

I am writing to provide some detail surrounding the above referenced planning application.

With specific reference to Mrs E Pursall's letter dated 30th April 2000, I would like to clarify that the original conservatory was built during the 1970's and pre-dates both ourselves and Mrs Pursall taking residence in Honey Hill. Mrs Pursall purchased number 3 Honey Hill with full knowledge and awareness of the existing conservatory.

Further, the 'raised platform' forms the base of the conservatory and is set below the floor level of both of the main dwellings. This does not provide an unusual 'vantage point' or invasion of privacy. The original conservatory, as is the proposed, is set 2.7m from the common boundary.

The application is for a replacement conservatory of modern timber construction. We are very happy to take advice from both the local council and the D.O.E. inspectorate as to a suitable and sympathetic design for the replacement conservatory.

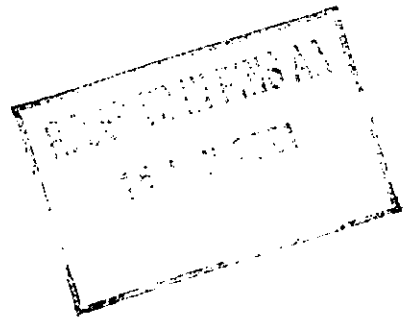
Yours faithfully,



pp. Rod & Carolyn Sturdy.

ESSEX DESIGNS

HLCC LTD
76 EASTERN ROAD, NR JUNCTION ROAD, ROMFORD, ESSEX RM1 3QA
TELEPHONE: 01708 756495 FAX: 01708 733332



Our ref : 0032605DOE
Your Ref: APP/XO360/A/00/1055155

Attn Miss A.Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

11th January 2001

Dear Madam,

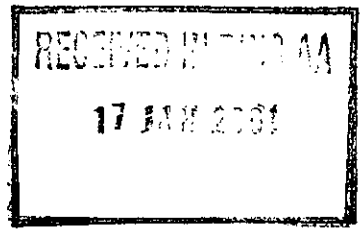
Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

We enclose a letter from the owners of the above property, Mr & Mrs R.Sturdy, addressed to yourselves. A copy has also been sent to Wokingham District Council Planning Deartment.

Yours faithfully,

D. Sturdy
Essex Designs.

Mrs E Pursall
1 Honey Hill
Wokingham
Berks
RG40 3BD



13th January 2001

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

Ref: APP/X0360/A/00/1055155 R&C Sturdy Site 2 Honey Hill, Wokingham

Dear Miss Groves,

I live next door to Mr & Mrs Sturdy, the other half of the semi-detached house.I am concerned that this extension will be very invasive and intrusive. If they built the conservatory from ground level I would not be so badly affected as they would not then be able to see into my sitting room.The platform which they are wanting to build up from, was built originally to enable the previous owners to change the entrance from the side of the house to the back. They erected the glasshouse as a porch. The present owners are wanting to change the use of this area.

With regard to the statement of appeal to planning I.D.O.E. by R & C Sturdy I would like to make the following observations :-

1) Regarding the replacement of the glasshouse I find it astonishing that they say it was in a dangerous condition, as it was in regular daily use being the only entry to the back of the house. I find it hard to believe that the previous owners would have used this entrance if it was a dangerous structure.
This glasshouse was demolished in the first few month of Mr & Mrs Sturdy moving into the house and Mrs Sturdy told me at the time of demolition that the reason for this was that they thought the structure was awful not that it was dangerous.I am sure that the glasshouse was demolished long before planning permission was sought.

2) Regarding overlooking the neighbouring property and the response concerning the overlooking factor being not great enough to justify a refusal of permission is frankly appaling.The overlooking and invasion of my privacy made already by the platform height and depth is bad enough as they well know. The change of use, also increasing the dimensions is dreadful.

3) I am extremely surprised to hear that two neighbours feel that the proposals "would be an improvement to the area". I would like to ask how? I doubt that these neighbours would be able to see the extension.Next to the proposed conservatory is a garage and workshop with a pitched roof. The Sturdy's next door neighbours also have a garage/workshop backing on to the Sturdy's garage with an even higher pitched roof , so I think it highly unlikely they would be able to see anything, and the other neigbbour is too far away.

I fail to see how this conservatory can be an improvement to the area, this proposed building would be very destructive to my home life.

May I suggest that the viewing of this property would be imperative before a final desision is made.
I take this opportunity of enclosing my previous correspondence regarding this property which includes a previous planning request..

Yours sincerely,

E Pursall.

1 Honey Hill
Wokingham
Berkshire
RG40 3BD

10th February 2000
Wokingham District Council
Planning Dept
Wokingham RG40 1WR

Dear Ms Connor

Ref: F2000/0341

I should like to object to planning permission being given to Mr & Mrs Sturdy of 2 Honey Hill Wokingham RG40 3BD on the grounds that it will cut down my light which is of great concern to me.

The property they own is semi-detached and I own the other part of the semi.

These were farm cottages on an estate at the turn of the century and are approximately 90 to 100 years old. I am very concerned that unnecessary extensions are being allowed to spoil these fine old cottages.

Mr & Mrs Sturdy have recently moved to this house, which already had had an extension built to include a further bedroom upstairs making a total of four bedrooms and another room downstairs. I do not believe this further new extension is necessary which will be extending the previous extension to what was originally a small period cottage.

No consideration has been given to me in my three bedroom cottage next door. Unfortunately two of my bedrooms, sitting room and dining room are on the side of the party wall which is ***PAPER THIN*** and I feel my home is being invaded, as at the present time they are in the process of changing the whole ground floor area, moving the noisiest room (the kitchen) next to the party wall, which backs on to my sitting room area. To compensate for this they have put in a so-called sound proofing system in this kitchen area which does not work as the noise still comes through the walls. Surely the sound proofing system should cover the whole of the party wall, upstairs and downstairs, to work effectively. As you know the noise must go somewhere and it is now travelling up to the bedroom areas.

With regard to the bathroom they already have a downstairs bathroom and in my opinion it is unnecessary to have a new bathroom built upstairs which will again create further noise and intrusion.

Yours sincerely,

Mrs E Pursall

1 Honey Hill
Wokingham
Berkshire
RG40 3BD

30th April 2000

Ref: Application Number: F/2000/1206

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

I should like to object to planning permission being given for the project mentioned in your letter re 2 Honey Hill, Wokingham. I am unfortunately the other side of this semi-detached property.

Some years ago a raised platform was built on to the back of their house stretching from the party wall to the end of the house. The height of this extension is 2ft above ground level extending outwards 15ft. On this extension was placed a glasshouse, no planning permission was sought or given for this glasshouse and it meant they were overlooking my property. Being on the same level, this has proved invasive to my privacy, and blocked my light to some degree. The glasshouse was recently demolished leaving the raised platform as mentioned above.

I have complained to Mr & Mrs Sturdy about the invasion of my privacy. My sitting room window is next to the party wall which they overlook and to counteract this they have now placed a table next to the boundary fence up to the house and filled the table with tall potted trees and shrubs to block the view which now blocks my light.

I would welcome your viewing this property as they are expecting to build on to the platform which is out beyond the building line of the house.

Please see my previous letter (copy enclosed) regarding the earlier planning application dated 10th February 2000 which should also be taken into account.

Yours sincerely,

E Pursall

Mrs E Pursall.

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.

Tel: Crowthorne (01344) 771425
Fax: (01344) 762283

19 December 2000

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

Dear Miss Groves,

Your ref. APP/X0360/A/00/105515

I am writing on behalf of this Council regarding the appeal lodged by R & C Sturdy against a refusal for planning consent 2 Honey Hill, Wokingham.

I will not iterate this Council's original comments on the application, as I understand these will already be put before you, but I am asked to add that the Council feel that a modern conservatory as and where proposed would be a source of light pollution detrimental to the rural area.

Yours faithfully,

John Grant
Clerk to the Council.

Tel. (0118) 974 6448 (Direct Line)
Date: January 19, 2001
My ref: f/2000/1206
Your ref: APP/X0360/A/00/1055155

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

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

Dear Miss Groves

APPEAL BY: R & C Sturdy
SITE: 2 Honey Hill, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

ESSEX DESIGNS

HLCC LTD
76 EASTERN ROAD, NR JUNCTION ROAD, ROMFORD, ESSEX RM1 3QA
TELEPHONE: 01708 756495 FAX: 01708 733332

ENVIRONMENTAL SERVICES
HPT
TLS
ENF
DC
APP
CS DG
16 JAN 2001
COPIES TO:
ACK:
FILE:

Our ref 0032606P

Planning Services
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11th January 2001

Dear Sirs,

Re: Proposed Conservatory at 2, Honey Hill, Wokingham, Berkshire, RG40 3BD

We enclose a copy of letter from the owners of the above property, Mr & Mrs R.Sturdy, addressed and sent to The Planning Inspectorate of the D.O.E

Yours faithfully,

D. Sturdy
Essex Designs.

Rod & Carolyn Sturdy
2 Honey Hill
Wokingham
Berkshire
RG40 3BD

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

11th January 2001

Dear Sir / Madam

Re: Appeal Reference: APP/X0360/A/0/1055155
LPA Reference: F/2000/1206

I am writing to provide some detail surrounding the above referenced planning application.

With specific reference to Mrs E Pursall's letter dated 30th April 2000, I would like to clarify that the original conservatory was built during the 1970's and pre-dates both ourselves and Mrs Pursall taking residence in Honey Hill. Mrs Pursall purchased number 3 Honey Hill with full knowledge and awareness of the existing conservatory.

Further, the 'raised platform' forms the base of the conservatory and is set below the floor level of both of the main dwellings. This does not provide an unusual 'vantage point' or invasion of privacy. The original conservatory, as is the proposed, is set 2.7m from the common boundary.

The application is for a replacement conservatory of modern timber construction. We are very happy to take advice from both the local council and the D.O.E. inspectorate as to a suitable and sympathetic design for the replacement conservatory.

Yours faithfully,

Rod & Carolyn Sturdy.

Tel. (0118) 974 6448 (Direct Line)
Date. December 18, 2000
My ref: F/2000/1206
Your ref: APP/X0360/A/00/1055155

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

D Sturdy
76 Eastern Rd
Romford
Essex
RG40 3BD

Dear Sir

APPEAL BY: **R & C Sturdy**
SITE: **2 Honey Hill, 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

Tel. (0118) 974 6448 (Direct Line)
Date: December 18, 2000
My ref: F/2000/1206
Your ref: APP/X0360/A/00/1055155

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

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

Dear Miss Groves

APPEAL BY: R & C Sturdy
SITE: 2 Honey Hill, 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. December 15, 2000
My ref. F/2000/1206
Your ref.APP/X0360/A/00/1055155

Mrs E Pursall
1 Honey Hill
Wokingham
Berks
RG40 3BD

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

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: R & C Sturdy
SITE: 2 Honey Hill, Wokingham

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

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

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1055155. Comments received after 23/01/01 will not normally be seen by the Inspector & will be returned.

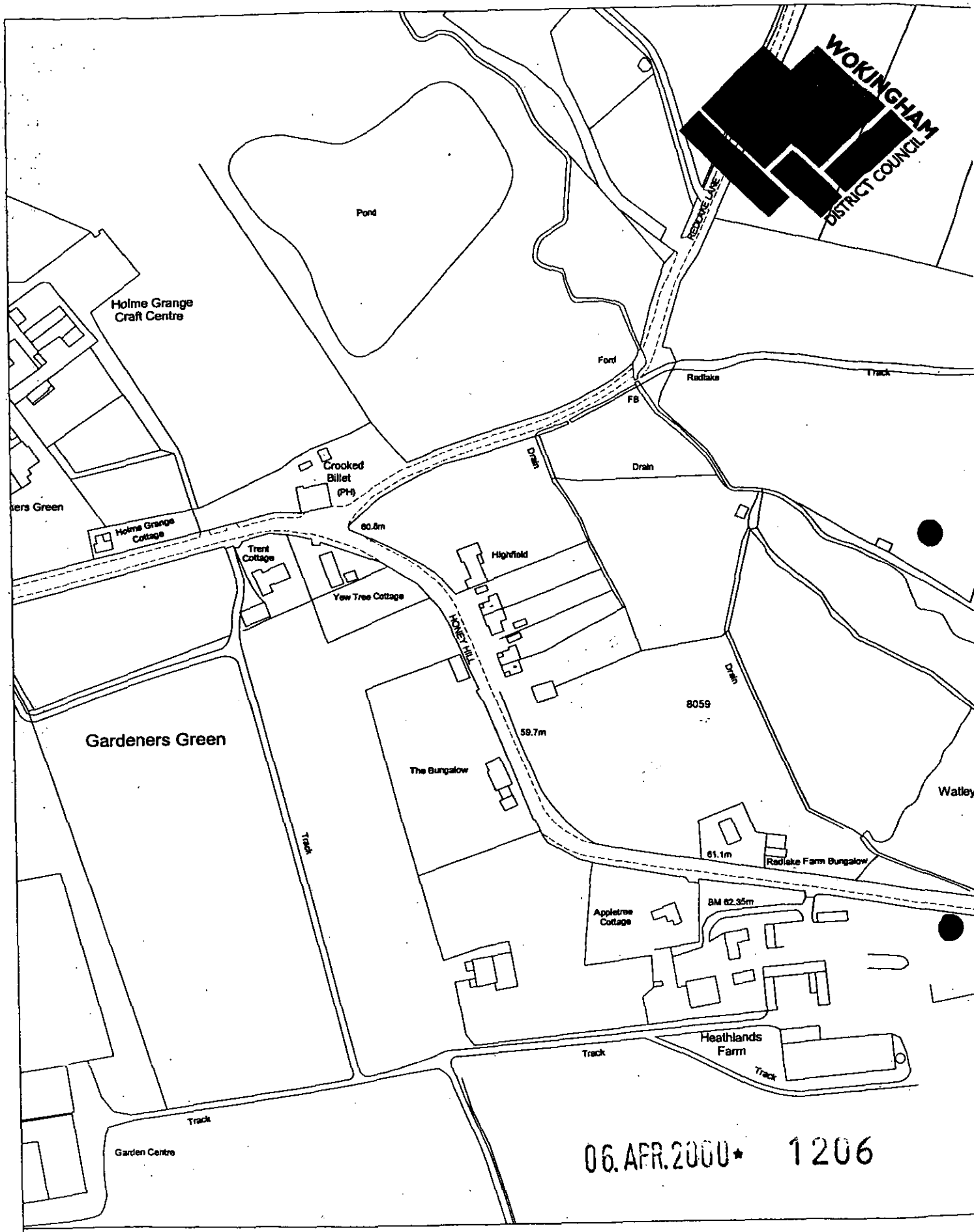
The appeal form, decision notice, and the appellant's grounds of appeal are available to view in this department (08.30-17.00 Monday to Thursday & 08.30 to 16.00 Friday).

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

If you wish to be informed of the result of this appeal, you should write to Miss Groves requesting a copy of the decision.

Yours faithfully

Den Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 2500

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

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

Date: 14 April 2000

N
W E
S

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received
DEC 2000

PLANNING APPEAL

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

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: RODERICK & CAROLYN STURDY

Address: 2 HONEY HILL
WOKINGHAM, BERKSHIRE

Postcode: RG40 3BD Reference:
Failure to provide the postcode may cause delay in processing your appeal.
Daytime Telephone No: 0118 9791998 Fax No:

Agent's Name (if appropriate): D. STURDY

Agent's Address: 76, EASTERN RD
ROMFORD ESSEX

Postcode: RM1 3QA Reference:
Failure to provide the postcode may cause delay in processing your appeal.
Daytime Telephone No: 01708 756495 Fax No: 01708 733332

B. DETAILS OF THE APPEAL

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

Description of the Development:
REPLACEMENT OF EXISTING CONSERVATORY

Address of the Site:
2 HONEY HILL
WOKINGHAM, BERKSHIRE.

Postcode: RG40 3BD
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407
EAST- X 482709.40
NORTH Y 166643.50

Date and LPA reference number of the application you made and which is now the subject of this appeal:
2000/1206

Date of LPA notice of decision (if any):
12-6-00

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

C. REASON FOR THE APPEAL

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

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

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

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

Or the failure of the LPA:-

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

D. CHOICE OF PROCEDURE

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

1. WRITTEN REPRESENTATIONS ☑

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

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

.....

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

E. ESSENTIAL SUPPORTING DOCUMENTS

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

1. The application submitted to the LPA; ☑
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ON PLANS ☑

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

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; N/A ☐
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☑
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☑

F. APPEAL SITE OWNERSHIP DETAILS

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

SITE OWNERSHIP CERTIFICATES

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

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates. 04.

OR

CERTIFICATE B

I certify that:

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

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

I further certify that:

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

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

OR

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

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

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

Signed ..... (on behalf of) R + C. STURDY

Name (in capitals) D. STURDY Date 6-12-2000

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

SEE ATTACHED STATEMENT

PLEASE SIGN BELOW

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

Signed ..... (on behalf of) R & C STURDY

Name (in capitals) D. STURDY Date 6-12-2000

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

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

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

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

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

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

G.

Statement appealing to Planning Inspectorate of Department of Environment against the decision of the local planning authority of Wokingham District Council.to refuse planning permission for:

Replacement of existing conservatory.

At 2, Honey Hill, Wokingham, Berkshire. RG40 3BD 6/12/2000

The existing glass-roofed conservatory was in a dangerous condition and we demolished it with the intention of rebuilding it as a safe structure.

It was thought better to change the design from the original single slope roof to an attractive traditional pitched roof which would be more in keeping with the design period of the main property (drawings attached). It was desired to increase the length and breadth of the structure each by one metre and to raise the floor level of the conservatory by approximately 150mm to make level with existing house floor.

Due to the change in volume, Planning Permission was applied for to the local planning authority (LPA) of Wokingham District Council.

The LPA refused permission quoting local policies but essentially the refusal was based on two points:

1) That "The *proposed extension* would result in a cumulative scale of development that would be harmful to the rural character of the area".

2) That this project would "permit overlooking of the neighbouring property".

Regarding the "cumulative scale of development" - it should be noted that Planning Permission was recently granted for an additional gabled dormer to be added to the property but, never at any time did the LPA suggest that approval for the dormer was dependent upon the existing conservatory being demolished nor did they suggest that approval of the existing conservatory would be rescinded if the dormer was built.

For these reasons, we feel that the previously approved, and built, dormer cannot form part of the LPA's "cumulative scale of development" argument and that the only proposed increase in volume, that the LPA refer to, is the volume resultant from the increase of dimensions of the proposed rebuilt conservatory.

Regarding "overlooking of the neighbouring property" - the proposed structure would be 2.7metres from the boundary and the difference in 'overlooking', caused by the proposed 150mm-raised floor, compared to the original conservatory is minimal.

We feel that the slight increase of the 'overlooking' factor is not great enough to justify a refusal of permission. We would certainly consider keeping the floor level to that of the original conservatory should the Inspector of the DOE feel this is necessary.

Please also note that two of the three immediate neighbours feel that our proposal would be an improvement to the area and have no objections. We understand that one neighbour has objected and we have not approached that neighbour for comment.

We ask that the Inspector of the DOE, taking the above into consideration, would recommend the approval for the construction of a replacement conservatory.

The Planning Inspectorate

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

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

14 DEC 2000
COPIES TO: ACK:
FILE:

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

Your Ref: F/2000/1206

Our Ref: APP/X0360/A/00/1055155

Date: 12 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY R & C STURDY
SITE AT 2 HONEY HILL, WOKINGHAM

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

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

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

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

Within the next 2 weeks

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

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

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. 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.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

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

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do 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, we must receive a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

G.Nall

pp Miss A Groves

102(BPR)