APPLICATION NO:
F/2002/6192

LOCATION:
Southbrook Redlake Lane, Wokingham.

APPLICANT:
Mr/Mrs G Cox C/O Colin Dawson & Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **27/04/2002**
28 day expiry. 1/5/02
APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Francis Leo**

143

D6

Appeal Decision

Site visit made on Monday, 20 January 2003

by J. Greenfield BA MCD MRTPI

an Inspector appointed by the First Secretary of State

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

Date 05 FEB 2003

Appeal Ref: APP/X0360/A/02/1099934
"Southbrook", Redlake Lane,Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. & Mrs. G. Cox against the decision of the Wokingham District Council.
- The application (Ref.F/2002/6192), dated 7 March 2002, was refused by notice dated 31 May 2002.
- The development proposed is the erection of a 2-storey extension to the existing dwelling.

Formal Decision

1. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a 2-storey side extension at "Southbrook", Redlake Lane,Wokingham, in accordance with the terms of the application (Ref.F/2002/6192), dated 7 March 2002, and the plans submitted therewith, subject to the following conditions:

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

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

Reasons for the Decision

2. I can fully appreciate the concern of the Council to limit the extent of built development on the appeal site. Not only is it located amongst sporadic development in open countryside, but it also lies within a sensitive pressure area between defined settlements, referred to as a Green Gap or Wedge. Policies C2 and C6 of the Berkshire Structure Plan 1997, which together with the South East Area Local Plan 1994 forms the approved development plan for the area, make it clear that in such areas the physical and visual separation of settlements will be maintained and that development will only permitted in very special circumstances, based upon rural need.

3. These aims are carried through into the Local Plan in the form of Policy STV2. In addition, the Local Plan contains Policies SC15, concerned with new buildings, and SC19, relating to house extensions, which indicate that development, where deemed acceptable in principal in rural areas, will be of a size no greater than necessary for its intended use. The stated prime objective of these policies is to minimise the impact upon the rural environment. It is significant that these provisions are retained in the emerging replacement Wokingham District Local Plan in the form of Policies WCC1, WCC2 and WCC7.

4. However, I am satisfied that the proposed side extension, required for the expanding needs of the appellants, would not be out of scale with the existing dwelling and that it would not

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs G Cox
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2002/6192

Parish: **WOKINGHAM WITHOUT**

Location: **Southbrook, Redlake Lane, Wokingham.**

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

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

Reason

1. The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this rural area. As such the proposed development would be contrary to policies STV2, SC15 and SC19 of the South East Area Local Plan, policies C2 and C6 of the Berkshire Structure Plan and to policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, C6 and EN1.
South East Area Local Plan Policies STV2, SBE1, SBE2, SC1, SC19 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WOS3.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6192	PL
BUILDING CONTROL NUMBER	FP2003/3951	Brian
~~APPLICANT~~/AGENT	Colin Dawson + Ass	
ADDRESS OF SITE	Southbrook Rd Lane off Honey Hill	NOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 622-20	D622-20
ELEVATIONS	D 622-21A	D622-21
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	3/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC-internal	
DATE	24/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

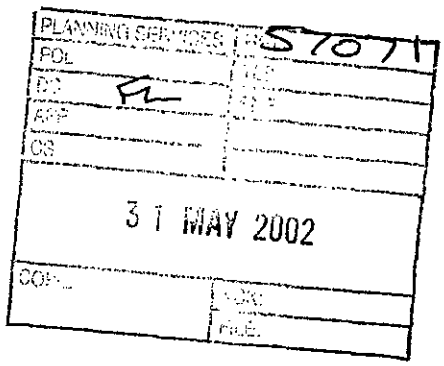
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

6192

ENVIRONMENT AGENCY

Our Ref : SP/2002/005576-1/1
Your Ref : F/2002/6192

Date : 21 May 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION
LOCATION: SOUTHBROOK, REDLAKE LANE, WOKINGHAM

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU86NW/13/7. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural

5

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr G Cox
C/O Colin Dawson Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application No : 98/66955/F

Parish : WOKINGHAM WITHOUT PARISH

Proposal : PROPOSED ERECTION OF STABLE OUT BUILDING FOR DOMESTIC USE

Location : Southbrook Redlake Lane/Honey Hill Wokingham

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
The stables hereby permitted shall be used solely for accommodating livestock used by the occupiers of the dwelling at Southbrook, Redlake Lane and shall not be used for livery riding school or any other business and commercial use.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
In the interests of residential amenity and the amenity of the surrounding rural area.

C.E. Kinmer

Date 03 March 1998

Head of Development Control

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

Environmental Services

For office use only.
Application number: 21.MAR2002* 6192

Householder planning application form

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

1	Your name	Mr & Mrs G Cox
	Address and postcode	Southbrook, Red Lake Lane, Honey Hill, Wokingham, Berks
	Phone number	0118 9775511
	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	Southbrook, Red Lake Lane, Honey Hill, Wokingham, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain tiles to match existing roofs. White rendered walls with Tudor timber cladding above a red brick plinth to walls. Oak windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

21.MAR2002 No 976192

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Thursday, 07 March 2002

Dear Sir or Madam

RE; SOUTHBROOK, RED LAKE LANE, HONEY HILL, WOKINGHAM

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6192

Applicant : Mr/Mrs G Cox C/O Colin Dawson & Associates.

Location : Southbrook, Redlake Lane, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 3/April/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 21/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 16/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Without Parish Council } no comment.

Highways : approval with no conditions.

Env. Agency : no objections subject to conditions.

Planning Issues : Green Gap Wedge / Countryside / Rural

SEALP : SBE1, SBE2, SC1, SC15, S19

WDLP : WCC1 WCC2 WCC7 WOS3.

BSP : C2, C6. ENI.

South East Area Local Plan (1994)

WCC 2 - Green Gapt Wedge

Wokingham District Local Plan 96-06

STV 2 - Rural Area.

DH

Application Number: F/2002/6192 **Officer : Francis Leo**
Southbrook Redlake Lane, Wokingham

Development
Proposed two storey side extension to dwelling.

The site is a detached property and lies in an area designated as Green Gap Wedge/Rural/ Countryside within the South East Area Local Plan and Woking District Local Plan.

Impact upon neighbouring properties
The site is located in very large grounds with extensive planting along the periphery of the site, hence the proposed extension would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
Although the scheme has been designed to be in keeping with the character of the existing house it is necessary to assess whether any further addition in this rural area can be justified.

24976:	Planning permission was granted for a goat house and mobile home in 1986 on limited period basis.
31564:	Planning permission was granted for a new farm house in 1988. The assessment was based on the premise that there were 100 milking goats on site and it was considered a viable enterprise and that it would be necessary for the farmer to live on the holding to tend to the live stock. The permission for the house included a floor area of 211sqm on an occupational restriction tying to the land. The proposal included an office for carrying on of the agricultural business and curd preparation room. The house has since been built.
F/96/5532	Planning permission was granted for a garage in 1996 and has been implemented.
F/98/66955	Planning permission was also granted for the erection of stable out building for domestic use in 1998.

The Councils South East Area Local Plan policy SC15 states that where new building is acceptable in principal in rural area the District Council will require it to be of a size no larger than that necessary for its intended use and to be sited, designed and integrated into its surroundings as to have the minimum impact on the rural environment. Accordingly, paragraph 1.3.45 recommends, as a guide, that dwellings which exceed 150sqm (1,600sqft) floor space will not normally be permitted since this allows for the construction of an adequately sized dwelling for agricultural workers. The Council would however be willing to consider a dwelling to a maximum of 200sqm of total floor area for agricultural workers depending on the need related to the agricultural use. In the case of Southbrook more than 150sqm of floor space was permitted because of the need for an office and curd preparation room, both considered as essential uses required for the functioning of an agricultural holding.

This application proposes an extension of further 90sqm approximately, excluding the garage and stable out building, and when added to the existing dwelling would total: 211 + 90= 301sqm, an increase of approximately 43%. The site already has one garage yet a second garage is proposed, an unnecessary increase in the rural/countryside area. The proposal is therefore considered unacceptable and is contrary to Councils South East Area Local Plan policy SC15. Guidance from Policy SC19 is that only appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable

The proposal would increase the site by 43%, considered a large development, and would have an adverse impact upon the character of this rural/country side area.

Recommendation : approval ☐ **Refusal** ☑

Application Number F/2002/6192
Conditions/Reasons for Refusal

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

Reason for refusal

The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this Rural ~~/Countryside~~ area. As such the proposed development would be contrary to the Councils policies SC15 and SC19 of the South East Area Local Plan, STV2 WCC1, WCC2 and WCC7 of WOLP and C2, C6 of BSP.

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES:~~	STV
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2, SC1, SC19, SC15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WCC2, WCC7, WOS3.
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6 ENV.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 31.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Southbrook Redlake Lane Wokingham.

APPLICATION NUMBER: F/2002/6192

OFFICER: Francis Leo

DATE OF SITE VISIT: 8/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly open field

3. DESCRIPTION OF SITE/BUILDING 2 storey Mock Tudor style in own large grounds. Double garage in front

4. RELATIONSHIP TO ADJOINING PROPERTIES

Non.

5. SITE CONSTRAINTS

TREES all around the site.

ACCESS/PARKING large spaces in front.

LEVELS —

BOUNDARY TREATMENT At the hedges along side + front. Timber at the rear - 1.8m high fence

OTHERS

Wokingham Without Parish Council Consultation Sheet

Officer	Francis Leo
No	F 2002 6192
Proposal	two storey side extension to dwelling.
Site	Southbrook, Redlake Lane, Wokingham.

PLANNING SERVICES
FOL | LS
DC | ENF
APP
CS
17 APR 2002
CONSULTO | ACK:
FILE:

Committee's Comments

no comments.

Signed :
Clerk to Wokingham Without Parish Council

16 April 2002

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 03 April 2002

Application Number: F/2002/6192

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Southbrook, Redlake Lane, , Wokingham.

Applicant:
Mr/Mrs G Cox C/O Colin Dawson & Associates.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adams 10/04/02

Our Ref : SP/2002/005576-1/1
Your Ref : F/2002/6192

Date : 21 May 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION
LOCATION: SOUTHBROOK, REDLAKE LANE, WOKINGHAM

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU86NW/13/7. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE

Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Watercourses

We are not aware of any watercourses on the site other than the one adjacent to the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent.. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer.

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: COLIN DAWSON AND ASSOCIATES

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

Tel: 0118 974 6502

Date: 03 April 2002

My ref: F/2002/6192

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6192
Southbrook, Redlake Lane, , Wokingham.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6192**
Southbrook, Redlake Lane, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

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

Tel: 0118 974 6502

Date: 03 April 2002

My ref: F/2002/6192

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6192
Southbrook, Redlake Lane, , Wokingham.
Proposed two storey side extension to dwelling.

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

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Development Control Manager

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Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: 0118 974 6502

Date: 03 April 2002

My ref: F/2002/6192

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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

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Development Control Manager

LISTING FORM

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Southbrook, Redlake Lane, , Wokingham.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2002/6192

Proposal:
Proposed two storey side extension to dwelling.

Location:
Southbrook, Redlake Lane, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6192 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

03 April 2002

Organisation_Name	Building_Name	address1	Postcode
KIRKWOOD SAWMILL	TURNERS BARN	TURNERS BARNREDLAKE LANEWOKINGHAM	RG403BF
ASTOR ELECTRONICS LTD	UNIT 1-2	UNIT 1-2REDLAKE LANEWOKINGHAM	RG403BF
E M C ASTOR	UNIT 3	UNIT 3REDLAKE LANEWOKINGHAM	RG403BF
COUNTERFRESH FOODS	TURNERS BARN	TURNERS BARNREDLAKE LANEWOKINGHAM	RG403BF
HOLME GRANGE SCHOOL			RG403AL
HOLME GRANGE CRAFT VILLAGE			RG403AW
THE BON BON BAR			RG403AW
	LAWNSIDE HOUSE	LAWNSIDE HOUSEHOLME GRANGEWOKINGHAM	RG403AZ
	~~SOUTHBROOK~~	~~SOUTHBROOKREDLAKE LANEWOKINGHAM~~	~~RG403BF~~
ASTOR ELECTRICS	UNIT 4-5	UNIT 4-5REDLAKE LANEWOKINGHAM	RG403BF
LAND AT	MEADOWS FARM		

neighbour consultation list

F/2002/6192

(1) SOUTHBROOK
LAND TO THE SOUTH OF HOLME GRANGE SCHOOL

E
E - land to west of 84

ADDRESS REDLAKE LANE ~~off Honeymill~~ PARISH Wor / w/o

PLOT No. X PART OF HOLME GRANGE SCHOOL ORD. SHEET No. SU.8267 8367

BUILDER NEW ROAD NAME 31.1.94.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10517	HOLME GRANGE SCHOOL	SECURITY LODGE	4.5.79	N/A R
11629	"	"	27.9.79	N/A R
20218	MR. G STUART	FARMHOUSE, GARAGE, MILK PARLOUR, BARN, GOAT-HOUSE	17.11.83	N/A R
BR23791	MR & MRS STUART	GOAT HOUSE	EXEMPT	
22661	"	"	13.12.84	N/A C/A
24976	MR. G. COX	" & MOBILE HOME	27.2.86	C/A
24977	"	S/L.	27.2.86	TP 29.2.88
29948	"	"	17.3.88	31.3.89
30810	"	NEW FARMHOUSE	7.7.88	REF
31564	"	"	29.9.88	C/A C/A
50611	"	S/L + MOBILE HOME RENEWAL	2.6.89	TP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE BRA10797 " FARMHOUSE 28.10.91 APP

091074 ~~384 84~~

(2) ADDRESS SOUTHBROOK REDLAKE LANE PARISH WOR/WITHOUT

PLOT No. OFF HONEY HILL ORD. SHEET No. 84

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38481	MR. G. COX	MOBILE HOME	23.1.92	31.1.94
41481	" RETRO	FARM BLDG. TO L. IND	23.11.93	TP. REFS
95/63096/F	" PERM. USE	" " BIC	24.1.96	30.11.95 C/A
96/63430/VAR	"	REMOVAL COND. 4 ON 31564 (OCCUPATION OTHER THAN IN AGR. EMPLOYMENT)	25.4.96	REF
96/64056/F	"	GARAGE	18.10.96	C/A
EP96/5532	"	GARAGE	15.7.96	APP
8/66955/F	"	Erec. of stable out-build for domestic use	3.3.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Application Number : F/2002/6192	Map No : 84
Case Officer : FL	Site Area : 0.50
Valid Date : 21/03/02	Received Date: 21/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : Southbrook, Redlake Lane, , Wokingham.

Parish : WT Ward : WOK

Applicant : Mr/Mrs G Cox C/O Colin Dawson & Associates.

Fee Required: £95 Fee Received: £95 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - FLOOD ZONE
- WATER COURSE ADJACENT TO SITE

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

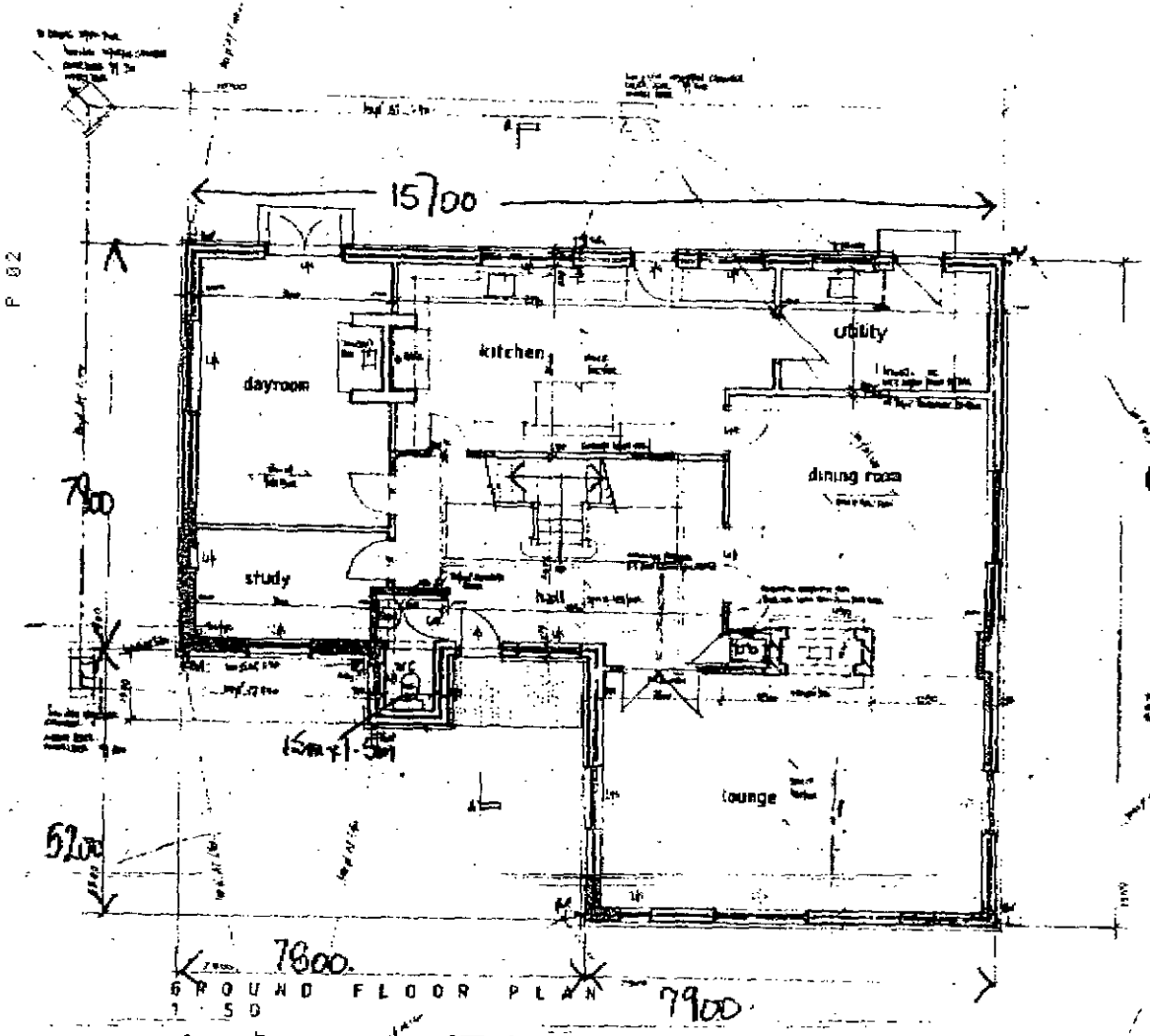
SW + see map

OTHERS

Rural Area / Countryside / Green Gap and Wedges

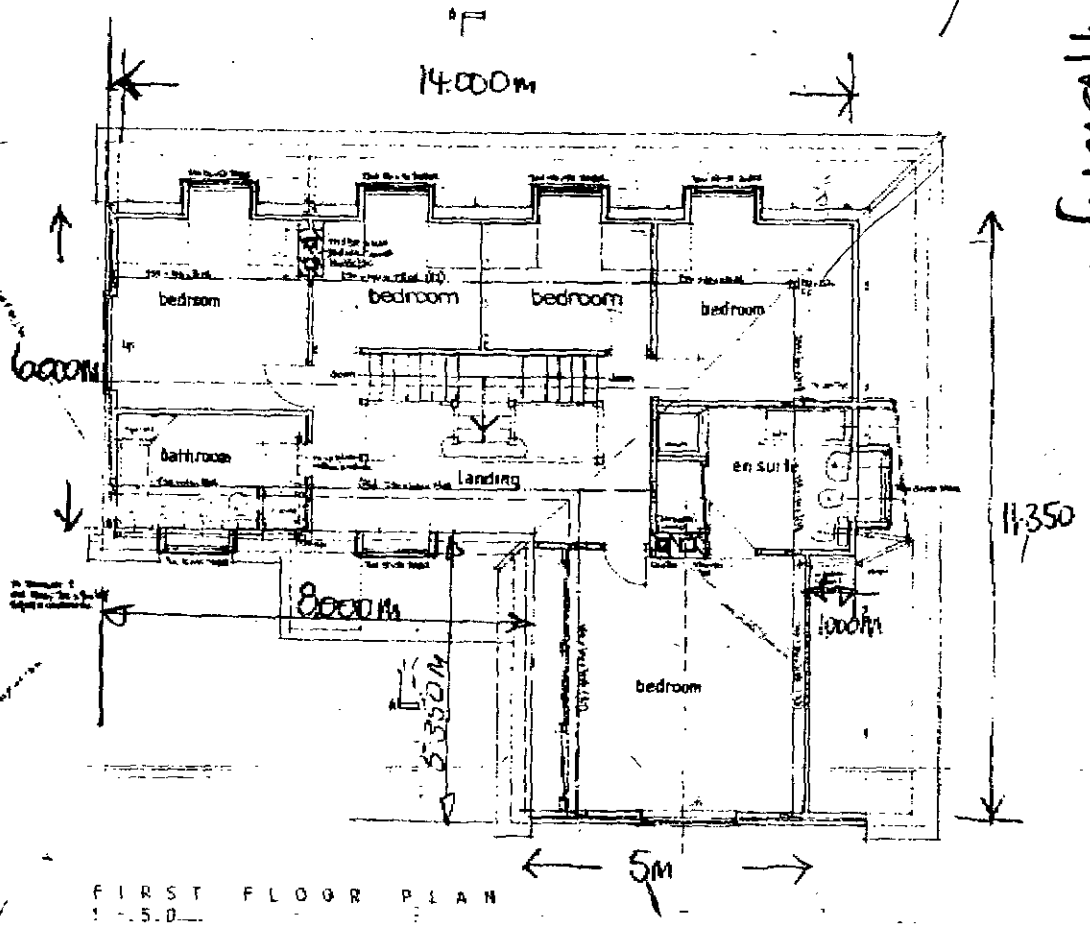
No pre-apps

History.



GROUND FLOOR PLAN
1 : 50

GROSS FLOOR AREA 167.36



FIRST FLOOR PLAN
1 : 50

GROSS FLOOR AREA 109m²

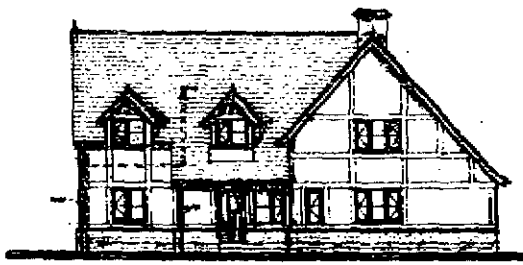
GROSS FLOOR AREA. 276.36m²

GROSS FLOOR AREA OF EXTENSION 108m² = 39.07%

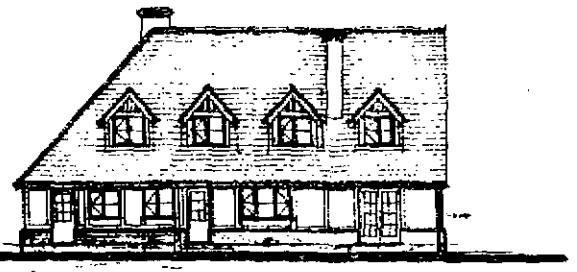
NEW FARMHOUSE SOUTHBROOK HONEY HILL
WOKINGHAM WITHOUT BERKSHIRE

D 696 - '0'

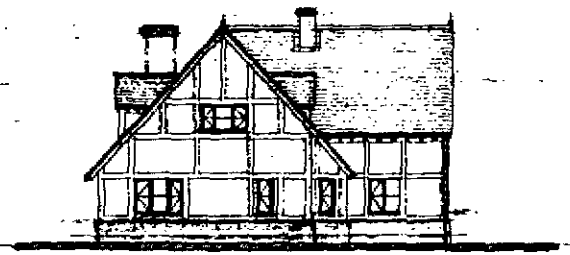
Colin Dawson & Associates



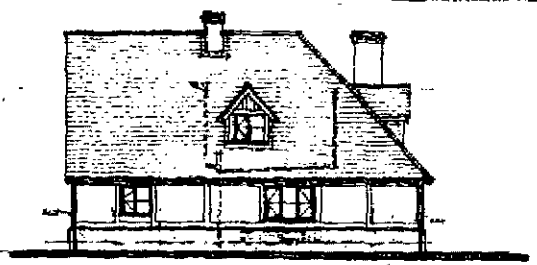
SOUTH EAST ELEVATION



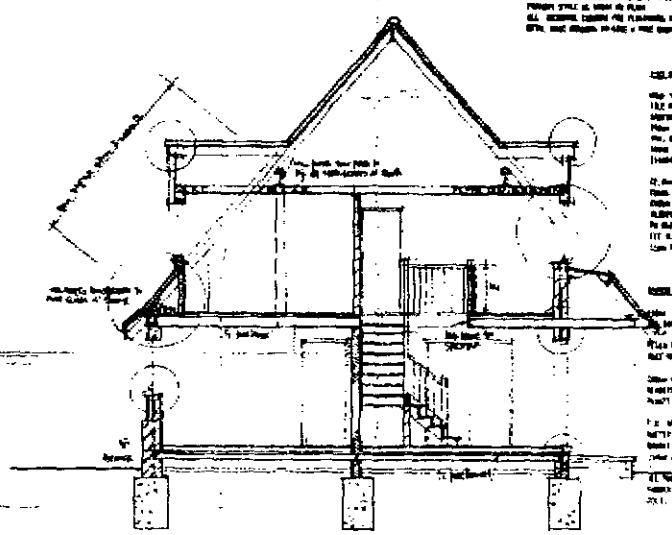
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



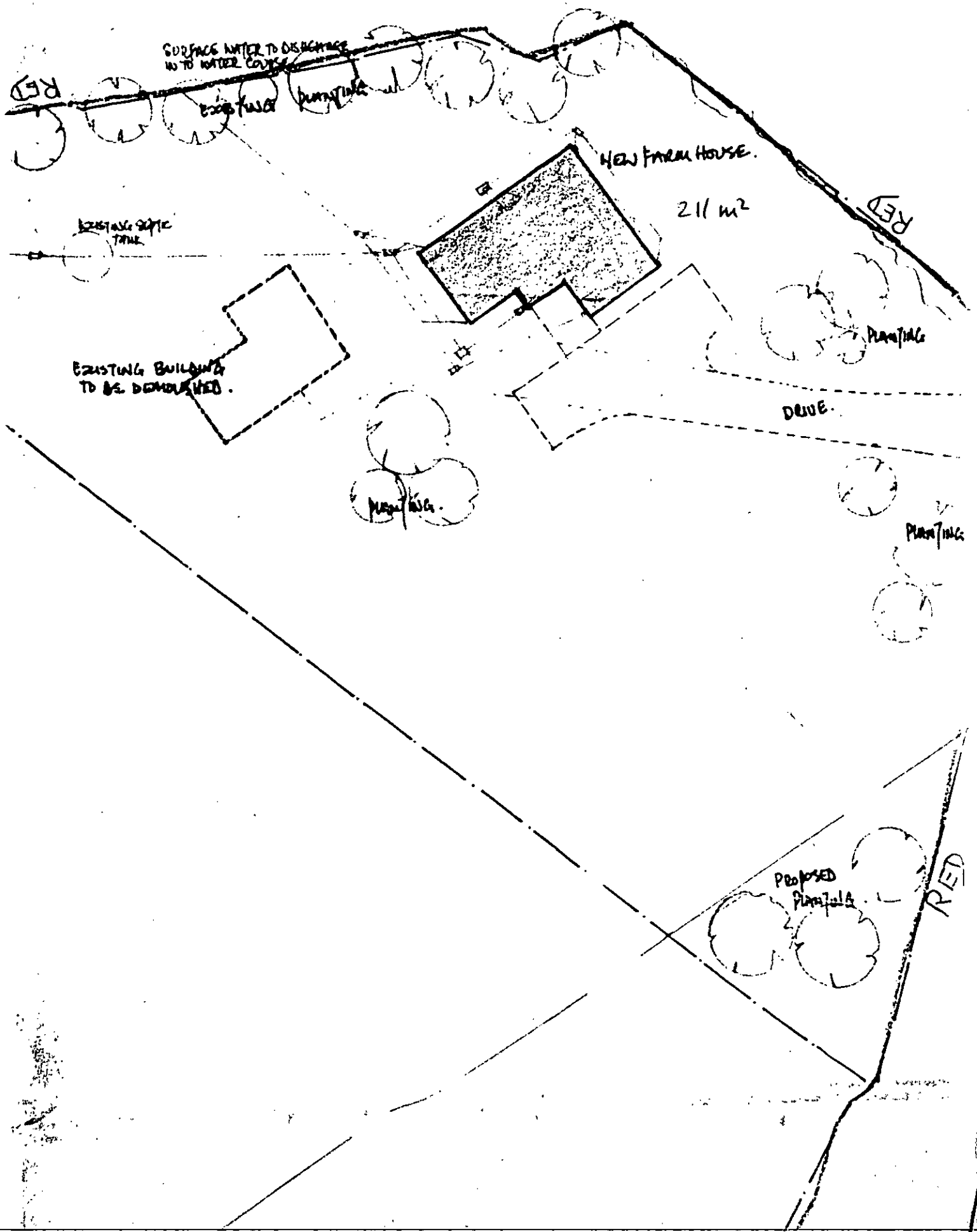
SECTION A - A

Colin Dawson & Associates

PROPOSED NEW FARM HOUSE

SOUTHBROOK HONEYHILL WOKINGHAM

696-103


SURFACE WATER TO DISCHARGE
TO WATER COURSE
RED
EXISTING PLANTING
NEW FARM HOUSE.
211 m²
RED
EXISTING SEPTIC TANK
PLANTING
EXISTING BUILDING TO BE DEMOLISHED.
DRIVE.
PLANTING
PLANTING
PROPOSED PLANTING.
RED

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

RED

SURFACE WATER TO DISCHARGE INTO WATER COURSE

EXISTING PLANTING

NEW FARM HOUSE.

EXISTING SEPTIC TANK.

EXISTING BUILDINGS TO BE DEMOLISHED.

PLANTING

DRIVE.

PLANTING.

PLANTING

OVERHEAD CABLE.

GOAT PENS AND MILKING PARLOUR.

RED

RED

RED

PROPOSED PLANTING

BLU

LOCATION: S. of Halse Grange Sch. outside SENLP boundary
Site. 4 acres + add. rented field.

HISTORY: Feb '86 p.p for goat house & T.P. mobile home.
March this yr. renewed T.P. for 1 yr.
July this yr. refused p.p hse - premature.
ADAS report: If no. of milking goats 70 to 100 will be viable enterprise.
Then will be necessary for farmer to live on holding
to tend livestock. (Meanwhile mobile home to become estab.)
Now 106 milking goats. ∴ Needed required level viability.

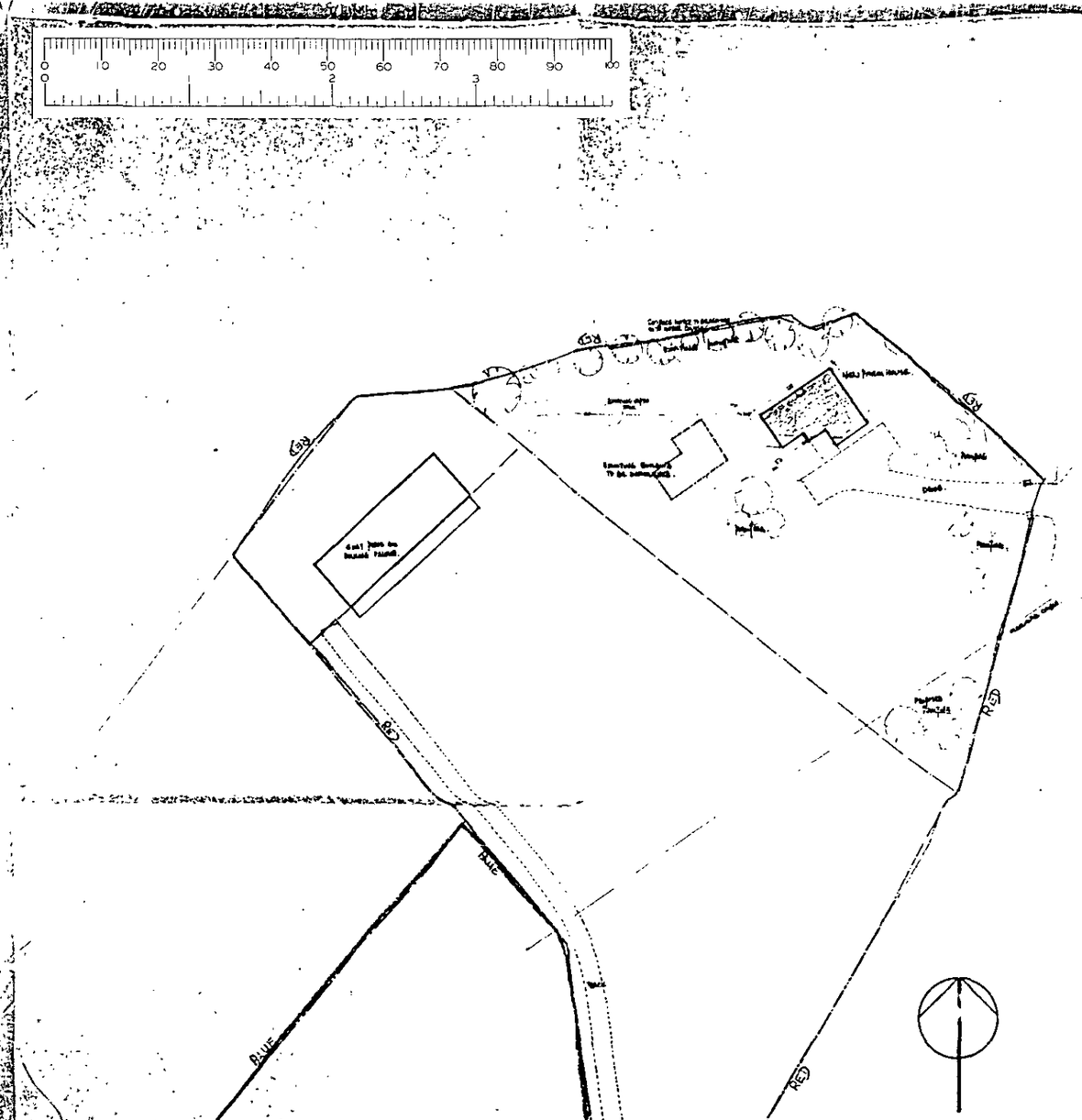
DWELLING: Now sited so against rear tree screen.
Floor plans: Now 20% smaller full of prev. comments.
Gr. floor includes office & send prep. room.
4 beds. FS. now 211 m² ext. dimensions.
Elevations: chalet style - suitable for location.

H/W Auth: No obj.

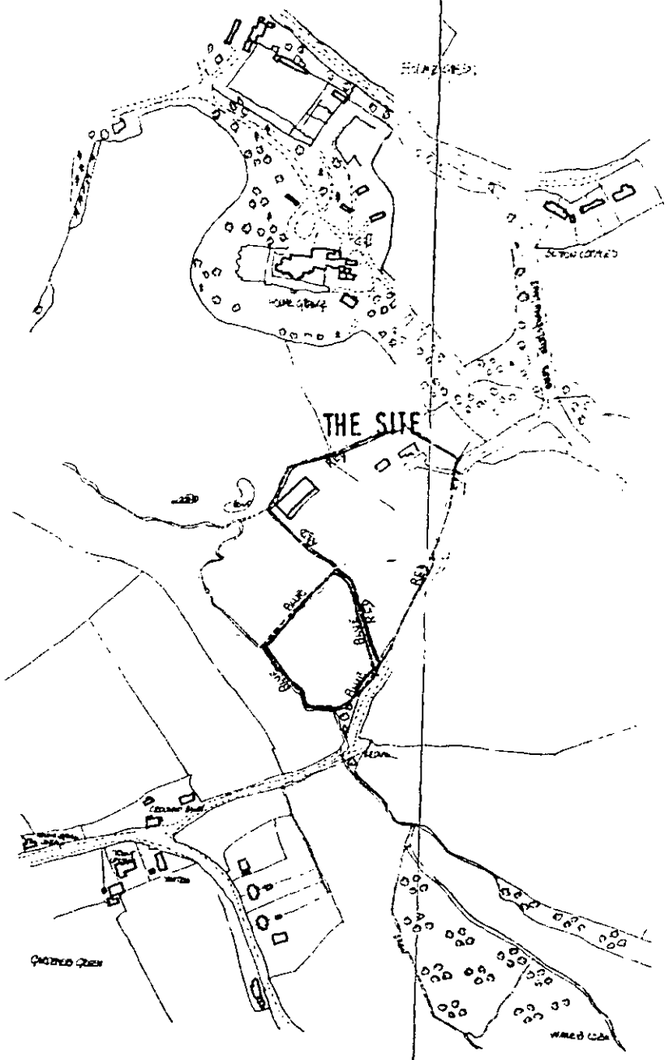
P.C. Rec. occupation restriction by virtue land. + drainage comments.

Letters: 2 Honeyhills Yew Tree Cottage:
Consider unnec / noticable, out of character, precedent.

As now viable Rec: C/A with LA occupation



SITE PLAN scale 1:500



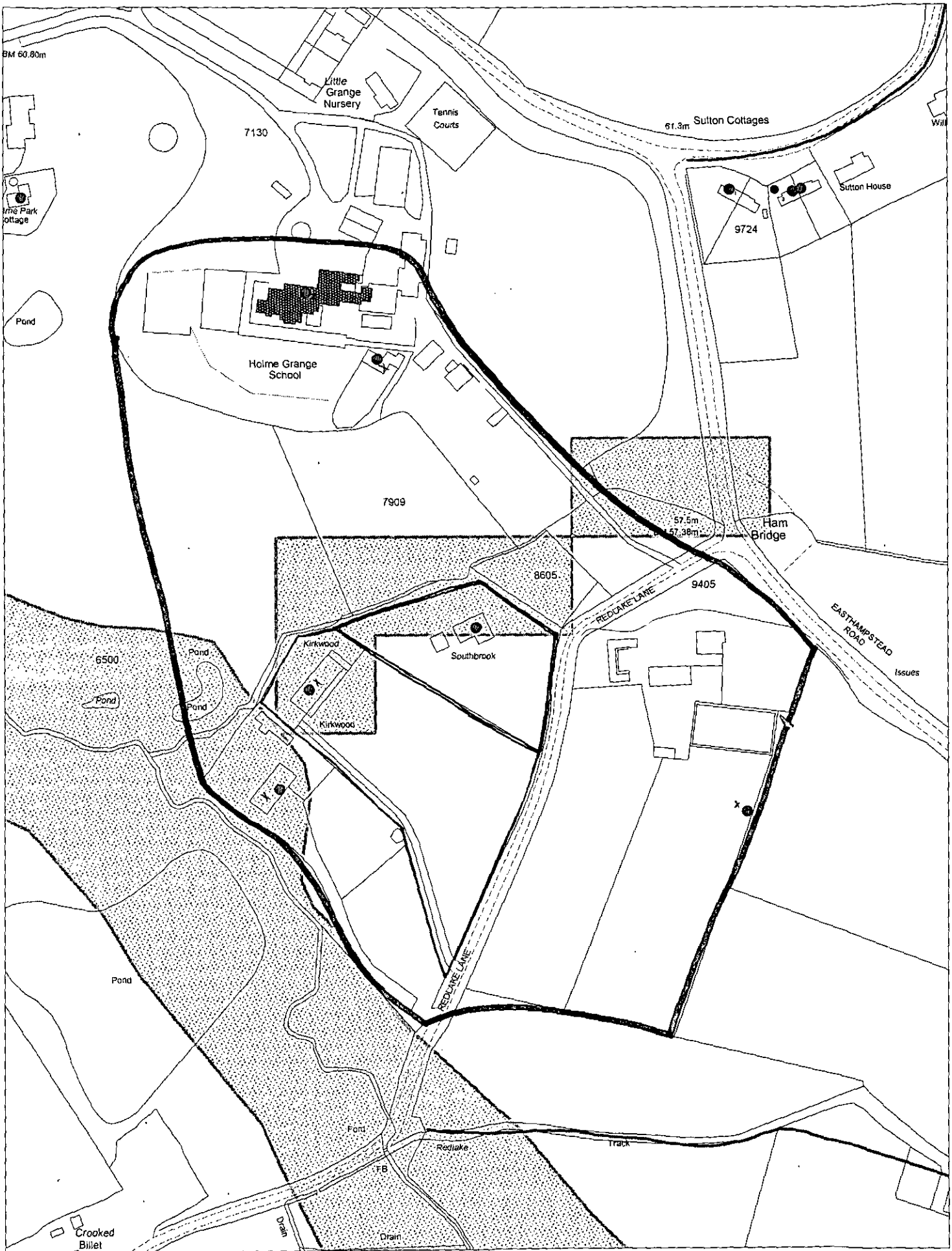
LOCATION PLAN scale 1:2500

31564

NEW FARM HOUSE
SOUTHBROOK HONEYHILL WOKINGHAM

D696-02

21 MAR 2002 6192



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.
27 March 2002 Scale: 1 : 2500

N W E S

EDM
Leaders in Electronic
Document Management

FILE 2

F/2002/6192

EDM
Leaders in Electronic
Document Management

F/2002/6192 ✓

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LS

APPLICATION NUMBER: 6192

Allowed 05/02/03

APPELLANT: Mr & Mrs G Cox

SITE: Southbrook, Redlake Lane, Wokingham Without

APPEAL REF: APP/X0360/A/02/1099934

START DATE: 26/09/02

DATE OF SITE VISIT 20/01/03



Progress Record	Date Actioned	Initials
Appeal Logged:	27/09/02	
Entered on Access:	01/10/02	DG
Notification Letters Due:	**10/10/02**	
Notification Letters Sent:	04/10/02	DG
Questionnaire Due:	**10/10/02**	
Questionnaire Sent:	04/10/02	DG
Statement Due:	**07/11/02**	
Statement Sent:	01/11/02	DG
Comments on Statement Due	28/11/02	
Comments on Statement Sent	[illegible]	
Decision letter circulated:	06/02/03	DG
Decision entered on Access:	06/02/03	DG

F/2002/6192 ✓

WRITTEN REPRESENTATION APPEAL

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Comments on Statement Sent	[illegible]	
Decision letter circulated:	06/02/03	DG
Decision entered on Access:	06/02/03	DG

4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr G Cox
C/O Colin Dawson and Associates
1 Malvern Way
Twyford, Reading
Berkshire
RG10 9PY

Application No : 96/64056/F

Parish : WOKINGHAM WITHOUT PARISH

Proposal : PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location : 'Southbrook', Honey Hill Wokingham

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

03
This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 11 September 1996 showing a reduction in height and size of the garage by 1 metre.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
For the avoidance of doubt.

Date 18 October 1996

Head of Development Control

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs G Cox
SITE: *Southbrook*, Redlake Lane, Wokingham Without
APPLICATION NO.: 6192
PROPOSAL: Proposed 2 storey side extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wokingham Without

Mrs P Helliar - Symons

Mr P 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

Environment Agency, Swift House, Frimley, Camberley GU16 7SQ
fao Jo Marshall. Ref: SU86NW/13/7

Organisation_Name	Building_Name	Address	
KIRKWOOD SAWMILL	TURNERS BARN	TURNERS BARNREDLAKE LANEWOKINGHAM	RG403BF
ASTOR ELECTRONICS LTD	UNIT 1-2	UNIT 1-2REDLAKE LANEWOKINGHAM	RG403BF
E M C ASTOR	UNIT 3	UNIT 3REDLAKE LANEWOKINGHAM	RG403BF
COUNTERFRESH FOODS	TURNERS BARN	TURNERS BARNREDLAKE LANEWOKINGHAM	RG403BF
HOLME GRANGE SCHOOL			RG403AL
HOLME GRANGE CRAFT VILLAGE			RG403AW
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	~~SOUTHBROOK~~	~~SOUTHBROOKREDLAKE LANEWOKINGHAM~~	~~RG403BF~~
ASTOR ELECTRICS	UNIT 4-5	UNIT 4-5REDLAKE LANEWOKINGHAM	RG403BF
LAND AT	MEADOWS FARM		

neighbour consultation list

F/2002/6192

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 03 April 2002

Application Number: F/2002/6192

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Southbrook, Redlake Lane, , Wokingham.

Applicant:
Mr/Mrs G Cox C/O Colin Dawson & Associates.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam 10/04/02 -

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

MF\19570\0003

020 7462 2212
mfraser@fladgate.com

20 September 2002

COPY

Dear Sirs

Southbrook Redlake Lane Wokingham Berkshire

As solicitors to Mr and Mrs Gary Cox, we now enclose an appeal form in connection with our clients appeal against the decision of Wokingham District Council to refuse planning permission for a two storey side extension at the above property. The LPA reference is F/2002/6192.

Please note that we have asked for an appeal by way of written representations and the appeal form includes the Appellants' Statement of Case together with all the copy documents referred to. Where documents are referred to in the Statement of Case and also in Section J of the appeal form, we have not duplicated copies.

Please note that Miss Moira Fraser of this office is dealing with this matter and you should please address correspondence to her.

We confirm that we have forwarded a copy of the appeal form to Wokingham District Council.

Yours faithfully

Fladate Fielder

Encs.

cc: Wokingham District Council

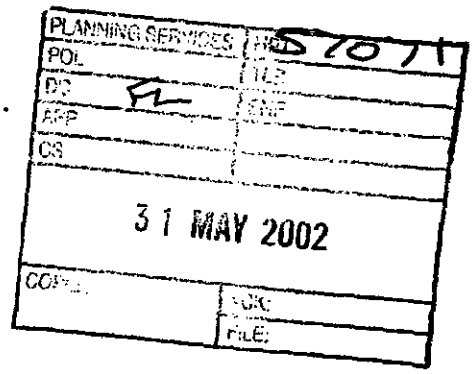
1091406v1\CT

6192

ENVIRONMENT AGENCY

Our Ref : SP/2002/005576-1/1
Your Ref : F/2002/6192

Date : 21 May 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION
LOCATION: SOUTHBROOK, REDLAKE LANE, WOKINGHAM

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU86NW/13/7. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural

Wokingham Without Parish Council Consultation Sheet

Officer	Francis Leo
No	F 2002 6192
Proposal	two storey side extension to dwelling.
Site	Southbrook, Redlake Lane, Wokingham.

PLANNING SER.	
POL	CS
DC	ENF
APP	
CS	
17 APR 2002	
COPIES TO	ACK:
	FILE:

Committee's Comments

no comments.

Signed : _____
Clerk to Wokingham Without Parish Council

16 April 2002

FLADGATE FIELDER
SOLICITORS

PLANNING SERVICES	HPT 61328
POL	TLS
DC DG	ENF
APP	
CS	
23 SEP 2002	
COPIES TO	ACK MF\19570\0003
Your ref	FILE:

Wokingham District Council
P.O. Box 157
Civic Offices
Shute End
Wokingham RG40 1WR.
F.A.O. Mr T Watson - Development Control Manager

Direct dial 020 7462 2212
E-mail mfraser@fladgate.com
Date 20 September 2002

Dear Sirs

Application No. F/2002/6192
Southbrook Redlake Lane Wokingham

We are solicitors to Mr and Mrs Gary Cox and on their behalf, we have today submitted to the Planning Inspectorate an appeal against your Council's decision to refuse planning permission for a two storey side extension at the above property.

We enclose one copy of the appeal form together with the Appellants' Statement of Case referred to. We believe you will already have the documents referred to in the Statement of Case.

We also enclose a copy of our letter to the Planning Inspectorate of today's date.

Please note that Miss Moira Fraser of this office is dealing with this matter.

Yours faithfully

Fladgate Fielder

Fladgate Fielder

Encs.

1091510v1\CT

25 North Row • London W1K 6DJ • Tel: 020 7323 4747 • Fax: 020 7629 4414 • Website: www.fladgate.com • DX 9057 West End

A full list of partners is available for inspection at the above office. Fladgate Fielder is regulated by the Law Society.

Environmental Services

For office use only.
Application number: 21.MAR2002* 6192

Householder planning application form

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

1	Your name Address and postcode Phone number	Mr & Mrs G Cox Southbrook, Red Lake Lane, Honey Hill, Wokingham, Berks 0118 9775511
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	Southbrook, Red Lake Lane, Honey Hill, Wokingham, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain tiles to match existing roofs. White rendered walls with Tudor timber cladding above a red brick plinth to walls. Oak windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by

Please turn over

2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs G Cox
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2002/6192

Parish: **WOKINGHAM WITHOUT**

Location: **Southbrook, Redlake Lane, Wokingham.**

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

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

Reason

1. The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this rural area. As such the proposed development would be contrary to policies STV2, SC15 and SC19 of the South East Area Local Plan, policies C2 and C6 of the Berkshire Structure Plan and to policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, C6 and EN1.
South East Area Local Plan Policies STV2, SBE1, SBE2, SC1, SC19 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/05/2002

Notice checked by: _____

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

FLADGATE FIELDER
SOLICITORS

PLANNING SERVICES	
PCI	TLS
DC	ENF
PC	
SC	

08 OCT 2002

COPIES TO	ACK:
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157 Shute End
Wokingham Berkshire RG40 1WL
F.A.O. Mrs D Gumbrell – Appeals Assistant

Our ref	MF\19570\0003
Your ref	F/2002/6192
Direct dial	020 7462 2212
E-mail	mfraser@fladgate.com
Date	7 October 2002

Dear Sirs

Mr & Mrs Cox Southbrook Redlake Lane Wokingham

Thank you for your letter of 3 October and we acknowledge safe receipt of the copy questionnaire and associated documents.

Yours faithfully

Fladgate Fielder.

Fladgate Fielder

1100553v1\CT

25 North Row • London W1K 6DJ • Tel: 020 7323 4747 • Fax: 020 7629 4414 • Website: www.fladgate.com • DX 9057 West End

A full list of partners is available for inspection at the above office. Fladgate Fielder is regulated by the Law Society.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	MR & MRS G COX
APPEAL SITE :	SOUTHBROOK, REDLAKE LANE, WOKINGHAM
REASON FOR APPEAL :	REFUSAL TO GRANT PLANNING PERMISSION FOR A TWO STOREY SIDE EXTENSION TO DWELLING

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/6192

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/02/1099934

1.00 LOCATION AND SITE DESCRIPTION

1.01 The application site is a large detached chalet bungalow with detached double garage to the west of the dwelling. The dwelling is situated within the countryside and an area designated as 'green gap' under the Local Plan. The dwelling is located within large grounds set back from the highway and the immediate area is characterised by sporadic development of housing. (See Appendix 1 for site location).

2.00 RELEVANT PLANNING HISTORY

2.01 In February 1986 temporary planning permission (24976) was granted for a goat house and mobile home. In September 1988 planning permission (31564) granted a new farm dwelling. This assessment was based on the premise that there would be 100 milking goats on site and the enterprise was considered viable and therefore consent was given for the farmer to live on the holding. The permission for the house approved 251 sq.m. of floorspace (excluding outbuildings) and an agricultural tie was inserted as a condition. The proposal also included an office for agricultural business and curd preparation room.

2.02 In October 1996, planning permission 96/64056/F granted a detached double garage on site and in March 1998 approval was given for stable out-building for domestic use (98/66955/F).

2.03 In May 2002 planning permission F/2002/6192 was refused for a two storey side extension to the dwelling for the following reason:

"The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this rural area. As such the proposed development would be contrary to policies STV2, SC15 and SC19 of the South East Area Local Plan, policies C2 and C6 of the Berkshire Structure Plan and to policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft)."

3.00 POLICY BACKGROUND

3.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan

The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's Report on the local plan inquiry was published in October 2001.

3.02 The relevant Berkshire Structure Plan policies are (see Appendix 2):

- C2 - Development outside built-up areas and settlements.
- C6 - Green wedges and gaps.

3.03 The relevant South East Area Local Plan policies are (see Appendix 3):

- STV2 - Development in rural areas.
- SC19 - Extensions to existing dwellings in rural areas.

SC15 - New buildings in rural areas.

3.04 The relevant Wokingham District Local Plan (Deposit Draft) policies are (see Appendix 4):

WCC1 - Development in the countryside.
WCC2 - Green Gaps and Wedges.
WCC7 - Extensions to dwellings in the countryside.

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 Policy SC15 of the South East Area Local Plan states that where a new building is acceptable in principle within a rural area the District Council will require it to be of a size no larger than that necessary for its intended use and to be sited, designed and integrated into its surroundings so as to have minimal impact on the rural environment. Accordingly, paragraph 1.3.45 recommends, as a guide, that dwellings which exceed 150 sq.m. floor space will not normally be permitted since this allows for the construction of an adequately sized dwelling for agricultural workers. The Council would however, be willing to consider a dwelling to a maximum of 200 sq.m. total floor area for agricultural workers depending on the need related to the agricultural use. In the case of Southbrook, 251 sq.m (not including garage/ outbuildings) was originally permitted because it was considered that the scale was appropriate to the activity on site. Policy WCC7 of the Wokingham District Local Plan reiterates this point, asserting that dwellings for agricultural workers will only be acceptable if there is no other existing accommodation that is suitable and available within the area, and emphasises that strict judgement will be made on the size of the proposed dwelling.

4.02 The proposed extension represents a 90 sq.m increase to the original dwelling (excluding garage and outbuildings). The extension would enclose the gap between the dwelling and the garage (making the latter integral) and concentrate development on the site. The proposed extension would represent a bulky addition with gable front and rear elevations and full ridge height. The gable ends at first floor level would project forward of the main roof slope of the dwelling. The

extension would form a dominant and disproportionate feature to the host dwelling, making this original dwelling with detached side garage a larger and bulkier single unit. The existing garage is a bulky structure, however, the visual break between the dwelling and garage reduces the impact of the latter. The proposed extension would infill this gap and in doing so, lead to further urbanisation of the site.

4.03 The proposed extension would therefore represent an unacceptable scale and form of development to the host building, detrimental to the open character and appearance of the rural area. The extension would conflict with local policy. Policy SC19 of the South East Area Local Plan advises that only appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable. Policy WCC7 of the Wokingham District Local Plan echoes this point, emphasising both the visual and physical impact of the development on the undeveloped character of the countryside.

5.00 CONCLUSION

5.01 The proposed development by reason of its scale, massing and location would represent a disproportionate addition to the host dwelling, detrimental to the open character and amenity of the rural area.

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

6.00 COMMENTS ON THE APPELLANTS STATEMENT

6.01 The appellant draws attention to the floorspace calculations. The figure referred to in this report is calculated on the floorspace of the dwelling alone (251 sq.m). The 319.6 sq.m figure quoted by the appellant is not considered appropriate as it incorporates outbuildings (including the garage) into the calculation. The garage is an outbuilding and considered separate to the host dwelling. Obviously, by virtue of the proposed development, the garage would become integral and therefore the impact of the proposal is significantly

increased. Section 4.02 discusses this point and details how the proposal would concentrate development on site.

6.02 The appellant also questions the policies referred to under the refusal notice. Whilst some of these may be more specific to extensions, the other policies are guidance frameworks for "development" within sensitive rural and green gap settings.

7.00 CONDITIONS IN THE EVENT OF PLANNING PERMISSION BEING GRANTED.

7.01 See Appendix 5.

Louise Smith
Planning Officer

LIST OF APPENDICES

1. Site Location Plan.

2. Policies C2 and C6 of the Berkshire Structure Plan.

3. Policies STV2, SC19 and SC15 of the South East Area Local Plan.

4. Policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

5. Conditions in the event of planning permission being granted.

6192

filing

The Planning Inspectorate

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

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

63834

DG

02 DEC 2002

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

Your Ref: F/2002/6192

Our Ref: APP/X0360/A/02/1099934

Date: 29 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS G COX
SITE AT SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKS, RG40 3BF

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

Yours faithfully

Mrs M Pocock

217L(BPR)

APPEAL BY MR & MRS GARY COX AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR A TWO-STOREY SIDE EXTENSION AT SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKSHIRE

LPA REF: F/2002/6192

APPEAL REF: APP/X0360/A/02/1099934

APPELLANTS' COMMENTS ON THE LPA'S STATEMENT

RECEIVED
14 NOV 2002
PINS AA PEP

Prepared by:
Fladgate Fielder
25 North Row
London
W1K 6DJ

Tel: 020 7462 2212
Fax: 020 7629 4414
E-mail: mfraser@fladgate.com

13 November 2002

The Appellants comments on the LPA Statement using the same numbered paragraphs are as follows:-

PARAGRAPH 1.01 – As the Inspector will see for him/herself during the site visit, the dwelling house at the appeal site is not a "chalet bungalow".

PARAGRAPH 4.01 – The LPA is not correct when it states that "251 sq. metre ... was original permitted". The planning permission which allowed construction of Southbrook (ref. 31564 dated 17 May 1989) is included as **document 3** in the Appellants' Statement of Case. From this the Inspector will see that there are no conditions limiting the area of the dwellinghouse. The dwellinghouse was erected in accordance with the plans.

PARAGRAPH 4.02 – As stated in the Appellants' Statement of Case, the application plans do not show the garage becoming integral in the event that development occurs. It is not the intention that the garage will be integral. In addition the LPA states that the "gable ends at first floor level would project forward of the main roof slope of the dwelling". The gable ends have been included in the proposed development in order to match the gable ends at the other end of the house and in order to balance the building as a whole.

7

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6192

Applicant : Mr/Mrs G Cox C/O Colin Dawson & Associates.

Location : Southbrook, Redlake Lane, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? : YES [✓] NO [ ] DATE 3/April/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 21/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 16/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Without Parish Council } no comment.

Highways : approval with no conditions.

Env. Agency : no objections subject to conditions.

Planning Issues : Green Gap Wedge / Countryside / Rural

SEALP : SBE1, SBE2, SC1, SC15, S19

WDLP : WCC1 WCC2 WCC7 WDS3.

BSP : C2, C6. ENL

Application Number: F/2002/6192 **Officer : Francis Leo**
Southbrook Redlake Lane, Wokingham

Development
Proposed two storey side extension to dwelling.

The site is a detached property and lies in an area designated as Green Gap Wedge/Rural/ Countryside within the South East Area Local Plan and Woking District Local Plan.

Impact upon neighbouring properties
The site is located in very large grounds with extensive planting along the periphery of the site, hence the proposed extension would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
Although the scheme has been designed to be in keeping with the character of the existing house it is necessary to assess whether any further addition in this rural area can be justified.

24976:	Planning permission was granted for a goat house and mobile home in 1986 on limited period basis.
31564:	Planning permission was granted for a new farm house in 1988. The assessment was based on the premise that there were 100 milking goats on site and it was considered a viable enterprise and that it would be necessary for the farmer to live on the holding to tend to the live stock. The permission for the house included a floor area of 211sqm on an occupational restriction tying to the land. The proposal included an office for carrying on of the agricultural business and curd preparation room. The house has since been built.
F/96/5532	Planning permission was granted for a garage in 1996 and has been implemented.
F/98/66955	Planning permission was also granted for the erection of stable out building for domestic use in 1998.

The Councils South East Area Local Plan policy SC15 states that where new building is acceptable in principal in rural area the District Council will require it to be of a size no larger than that necessary for its intended use and to be sited, designed and integrated into its surroundings as to have the minimum impact on the rural environment. Accordingly, paragraph 1.3.45 recommends, as a guide, that dwellings which exceed 150sqm (1,600sqft) floor space will not normally be permitted since this allows for the construction of an adequately sized dwelling for agricultural workers. The Council would however be willing to consider a dwelling to a maximum of 200sqm of total floor area for agricultural workers depending on the need related to the agricultural use. In the case of Southbrook more than 150sqm of floor space was permitted because of the need for an office and curd preparation room, both considered as essential uses required for the functioning of an agricultural holding.

This application proposes an extension of further 90sqm approximately, excluding the garage and stable out building, and when added to the existing dwelling would total: 211+ 90= 301sqm, an increase of approximately 43%. The site already has one garage yet a second garage is proposed, an unnecessary increase in the rural/countryside area. The proposal is therefore considered unacceptable and is contrary to Councils South East Area Local Plan policy SC15. Guidan e from Policy SC19 is that only appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable

The proposal would increase the site by 43%, considered a large development, and would have an adverse impact upon the character of this rural/country side area.

Recommendation : approval ☐ **Refusal** ☑

Application Number F/2002/6192
Conditions/Reasons for Refusal

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

Reason for refusal

1. The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this Rural ~~/Countryside~~ area. As such the proposed development would be contrary to the Councils policies SC15 and SC19 of the South East Area Local Plan, STV2 WCC1, WCC2 and WCC7 of WOLP and C2, C6 of BSP.

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES:~~	STV
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2, SC1, SC19, SC15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WCC2, WCC7, WOS3.
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6 ENV.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: KP

(Development Control Manager)

Date: 31.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Southbrook Redlake Lane Wokingham.

APPLICATION NUMBER: F/2002/6192

OFFICER: Francis Leo

DATE OF SITE VISIT: 8/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly open field

3. DESCRIPTION OF SITE/BUILDING 2 Storey Mock Tudor style - in own large grounds. Double garage in front -

4. RELATIONSHIP TO ADJOINING PROPERTIES

Non.

5. SITE CONSTRAINTS

TREES all around the site.

ACCESS/PARKING large spaces in front.

LEVELS —

BOUNDARY TREATMENT Hr hedgerow along side + trees.

OTHERS at the rear 1.8m high timber fence

3

P
AO

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR G COX
C/O BIRKETT DAWSON AND ASSOCIATES
64 WOOD LANE
SONNING COMMON
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.31564 (F)

Proposal:
ERECTION OF NEW FARMHOUSE DWELLING.
SOUTHBROOK HONEY HILL WOKINGHAM WITHOUT

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

02 REASON To ensure that the materials harmonise with the surroundings.(10R)

03 Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(73)

03 REASON In the interests of good layout, design and amenity and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards.(67R)

continued/-

04 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in agriculture as defined by Section 290 of the Town and Country Planning Act 1971 and employed in connection with the working and management of the agricultural holding as defined on the submitted plan, including a dependant of such a person residing with him or her or a widow or widower of such a person.(85)

04 REASON The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.(83R)

05 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order),no development as defined within Part I of Schedule 2 of that Order shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(100)

05 REASON To prevent an overdevelopment of the site and to help safeguard the character and amenities of the area.(95R)

06 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

06 REASON In the interests of visual amenity.(13R)

07 No trees or shrubs on the land shall be removed, felled, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species.If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(190)

07 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

08 No development shall take place until there has been submitted to and approved by the District Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained,together with measures for their protection in the course of development.(196)

08 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

continued/-

Application 31564 continued

the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(203)

08 All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 3936 Pt.1 1965 'Nursery Stock'. (205)

08 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

09 The building shall not be occupied until space for vehicle parking has been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.(C29)

09 REASON In the interests of road safety.(550R)

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Date.....17 MAY 1989.... .....R Rutherford.....

31 MAY 1989 District Planning Officer no. EAK.

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Appeal Decision

Site visit made on Monday, 20 January 2003

by J. Greenfield BA MCD MRTPI

an Inspector appointed by the First Secretary of State

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

Date 05 FEB 2003

Appeal Ref: APP/X0360/A/02/1099934
"Southbrook", Redlake Lane,Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. & Mrs. G. Cox against the decision of the Wokingham District Council.
- The application (Ref.F/2002/6192), dated 7 March 2002, was refused by notice dated 31 May 2002.
- The development proposed is the erection of a 2-storey extension to the existing dwelling.

Formal Decision

1. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a 2-storey side extension at "Southbrook", Redlake Lane,Wokingham, in accordance with the terms of the application (Ref.F/2002/6192), dated 7 March 2002, and the plans submitted therewith, subject to the following conditions:

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

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

Reasons for the Decision

2. I can fully appreciate the concern of the Council to limit the extent of built development on the appeal site. Not only is it located amongst sporadic development in open countryside, but it also lies within a sensitive pressure area between defined settlements, referred to as a Green Gap or Wedge. Policies C2 and C6 of the Berkshire Structure Plan 1997, which together with the South East Area Local Plan 1994 forms the approved development plan for the area, make it clear that in such areas the physical and visual separation of settlements will be maintained and that development will only permitted in very special circumstances, based upon rural need.

3. These aims are carried through into the Local Plan in the form of Policy STV2. In addition, the Local Plan contains Policies SC15, concerned with new buildings, and SC19, relating to house extensions, which indicate that development, where deemed acceptable in principal in rural areas, will be of a size no greater than necessary for its intended use. The stated prime objective of these policies is to minimise the impact upon the rural environment. It is significant that these provisions are retained in the emerging replacement Wokingham District Local Plan in the form of Policies WCC1, WCC2 and WCC7.

4. However, I am satisfied that the proposed side extension, required for the expanding needs of the appellants, would not be out of scale with the existing dwelling and that it would not

APPEAL BY MR & MRS GARY COX AGAINST

THE DECISION OF WOKINGHAM DISTRICT COUNCIL

TO REFUSE PLANNING PERMISSION FOR A

TWO STOREY SIDE EXTENTION

AT

SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKSHIRE

LPA REF: F/2002/6192

APPELLANTS' STATEMENT OF CASE

Prepared by:

Fladgate Fielder
25 North Row
London W1K 6DJ

Tel: 020 7323 4747
Fax: 020 7629 4414
E-mail: mfraser@fladgate.com

20 September 2002

1.00 BACKGROUND AND PLANNING HISTORY

1.01 This appeal is against the decision of Wokingham District Council to refuse planning permission (under application reference F/2002/6192) for a two storey side extension at Southbrook, Redlake Lane, Wokingham (the Appeal Site). Copies of the application (with accompanying documentation) and the Decision Notice are attached as **documents 1 and 2** respectively.

1.02 In 1986, under reference 24976, planning permission was granted for a goat house and mobile home on a temporary basis. Planning permission dated 17 May 1989 under reference 31564 (**document 3**) was granted for the erection of a new farm house dwelling on the site. Subsequently planning permission was granted on 18 October 1996 under reference 96/64056/F (**document 4**) for a detached double garage. Planning permission was granted on 3 March 1998 under reference 98/66955/F (**document 5**) for the erection of a stable outbuilding for domestic use.

1.03 All the above permissions, with the exception of that granted in 1986, were obtained by the Appellants. The dwellinghouse was built by the Appellants and is currently occupied by the Appellants and their family.

3.00 THE REASON FOR REFUSAL

3.01 The Council's Refusal Notice dated 31 May 2002 is attached as **document 2.** There is one reason for refusal as follows:-

"The proposed development is considered to be a disproportionate addition to the scale of development on site to the detriment of the character and openness of this rural area. As such the proposed development would be contrary to policies STV2, SC15 and SC19 of the South East Area Local Plan, policies C2 and C6 of the Berkshire Structure Plan and to policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan (Deposit Draft)."

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 the extensions to the original building will be taken into account".

4.05 This policy does not include a total prohibition against extensions to existing dwellings in rural areas.

4.06 The policy draws a distinction between minor and major extensions but does not set out any sizes, figures, percentages or ratios by way of limitation. The use of the words "normally" and "generally" show that this policy is permissive. There is no definition of "minor extensions" or "major extensions". Although, in the narrative preceding the policy (paragraph 1.3.52) there is a reference to policy EN1 of the Replacement Structure Plan for Berkshire, policy EN1 relates to the protection and enhancement of the environment of built-up areas and is not relevant to this appeal.

4.07 In his report (**document 7**) the Planning Officer calculated that the proposed extension would lead to an increase of approximately 43% when added to the existing dwelling. This calculation of the existing built development excluded the garage and stable block. It is accepted that the stable block is an outbuilding, rather than an extension, but the Appellant contends that the garage should be taken into account when making comparative calculations because the proposed 2 storey extension will join together (but not link in terms of internal access) the garage and the existing dwellinghouse.

4.08 In addition, the Planning Officer's calculation of existing floorspace is wrong. Attached as **document 8** are 2 scale drawings prepared by Colin Dawson and Associates (Architects) showing the floor areas of the ground floor of the dwellinghouse and the garage and the 1st floor of the house and garage. It should be noted that the insertion of a 1st floor storey in the garage was an internal alteration not requiring planning permission. From the scale drawings it can be seen, if the different areas are added together, that the total gross floor area of the existing house and garage is 396.43 square metres. The proposed extension is 90 square metres and consequently the proposed extension represents 22.7% of the existing built development. From this it can

proposed extension will, indeed, have a minimum impact on the rural environment.

Berkshire Structure Plan

4.13 Policy C2

This policy relates to development outside built up areas and settlements. The proposed development meets criterion (ii) namely it is the adaptation of an existing building. The proposed extension is "appropriate in scale, form, impact, character and siting to its location in the countryside". Since the proposed extension is an infill between the house and the garage and does not increase the building footprint, it is entirely appropriate in these areas.

4.14 Policy C6

This policy relates to green wedges and gaps. The proposed development does not threaten "important open areas". Southbrook is not an open area and does not contain any public footpaths. The proposed development to extend the dwelling within the footprint of built development will not cause "coalescence, loss of community identity or increased urbanised character" within the terms of policy C6. Nor will it lead to a "loss of access to open countryside or extensive open space". There is no public access to the appeal site.

Wokingham District Local Plan Deposit Draft

4.15 Policy WCC1 - Entitled "Development in the countryside (outside the metropolitan green belt)".

As with the South East Area Local Plan, it is clear that this policy is primarily focused on new development rather than extensions to existing dwellings – which are covered by policy WCC7. In any event, in the terms of policy WCC1, the proposed development falls within category D, namely the re-use and adaptation of existing buildings. The development is also required to be "appropriate in scale, form, materials, design and character to its location in the Countryside". In all respects the proposed development is in compliance with this aspiration. In addition, the proposed development does not close a

grounds with extensive planting around the periphery of the site, hence the proposed extension would have no adverse impact upon the neighbouring properties". This report also confirms that "the scheme has been designed to be in keeping with the character of the existing house". It is noticeable that policy WCC7 does not refer to specific sizes, numbers, ratios or percentages by-way-of limitation. It is also noticeable that alterations to a building have to be "significant" to fall foul of this policy.

6.00 CONCLUSIONS

6.01 The main issue to be determined in this appeal is whether any valid planning purpose is served by withholding planning permission.

6.02 The calculation upon which the Planning Officer based his recommendation was based on erroneous figures and the proposed extension is not of the comparative size referred to by the Planning Officer in his report.

6.03 The proposed extension is not "major" or significant within the terms of the respective policies.

6.04 The Planning Officer has himself stated that the proposed extension would have no adverse impact upon the neighbouring properties and no objections were received from occupiers of neighbouring properties.

6.05 The policies most relevant to this appeal (policy SC19 of the South East Area Local Plan and policy WCC7 of the Wokingham District Local Plan Deposit Draft) are both permissive policies. Neither contains explicit sizes, numbers, ratios or percentages by way of limitation.

6.06 There are no valid planning grounds for withholding planning permission for the proposed 2 storey side extension to Southbrook.

6.07 The Inspector is respectfully requested to allow this appeal and grant planning permission for the development proposed.

The Planning Inspectorate

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

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

Your Ref: F/2002/6192

Our Ref: APP/X0360/A/02/1099934

Date: 5 February 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS G COX
SITE AT SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKS, RG40 3BF

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

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

Mrs Margaret Pocock

COVERDL1

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Tribunals & Inquires Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Administrative Court <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Administrative Court at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

The Planning Inspectorate

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

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GTN 1371-8645

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

Your Ref: F/2002/6192

Our Ref: APP/X0360/A/02/1099934

Date: 2 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS G COX
SITE AT SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKS, RG40 3BF

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

Mr J Greenfield BA MCD MRTPI

The Inspector will visit the appeal site at 12:45 on Monday 20 January 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

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

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

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: November 1, 2002
My ref: F/2002/6192
Your ref: APP/X0360/A/02/1099934

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs G Cox
SITE: Southbrook, Redlake Lane, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 3, 2002
My ref: F/2002/6192
Your ref: APP/X0360/A/02/1099934

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Cox
SITE: Southbrook, Redlake Lane, 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. October 3, 2002
My ref: F/2002/6192
Your ref: Miss Moira Fraser

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

Fladgate Fielder Solicitors
25 North Row
London
W1K 6DJ

Dear Sirs

APPEAL BY: **Mr & Mrs Cox**
SITE: **Southbrook, Redlake Lane, Wokingham**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
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10/10.

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

Your Ref: F/2002/6192 (H)
Our Ref: APP/X0360/A/02/1099934
Date: 26 September 2002

LS-

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS G COX
SITE AT SOUTHBROOK, REDLAKE LANE, WOKINGHAM, BERKS, RG40 3BF

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

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

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

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

Within 2 weeks from the starting date -

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

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

Yours faithfully

KF

Mrs Margaret Pocock

102(BPR)

The Planning Inspectorate

For official use only Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS GARY COX

Address SOUTHBROOK
REDLAKE LANE
WOKINGHAM BERKS

Postcode RG40 3BF

Your reference MR GARY COX

Daytime phone no 0118 977 5511

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name FLADGATE FIELDER (SOLICITORS)

Address 25 NORTH ROW
LONDON

Postcode W1K 6DJ

Your reference MISS MOIRA FRASER

Daytime phone no 020 7462 2212

Fax no 020 7629 4414

E-mail address mfraser@fladgate.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 07-03-02

LPA's application reference no F/2002/6192

Date of LPA's decision notice (if issued) 31-05-02

D. APPEAL SITE ADDRESS

Address SOUTHBROOK
REDLAKE LANE WOKINGHAM
BERKS

Postcode RG40 3BF

National grid reference

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

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

NOW SEND:

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

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Norwich NR3 1BQ

THE SITE
REDLAKE

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

   _____

   _____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

    _____

    _____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

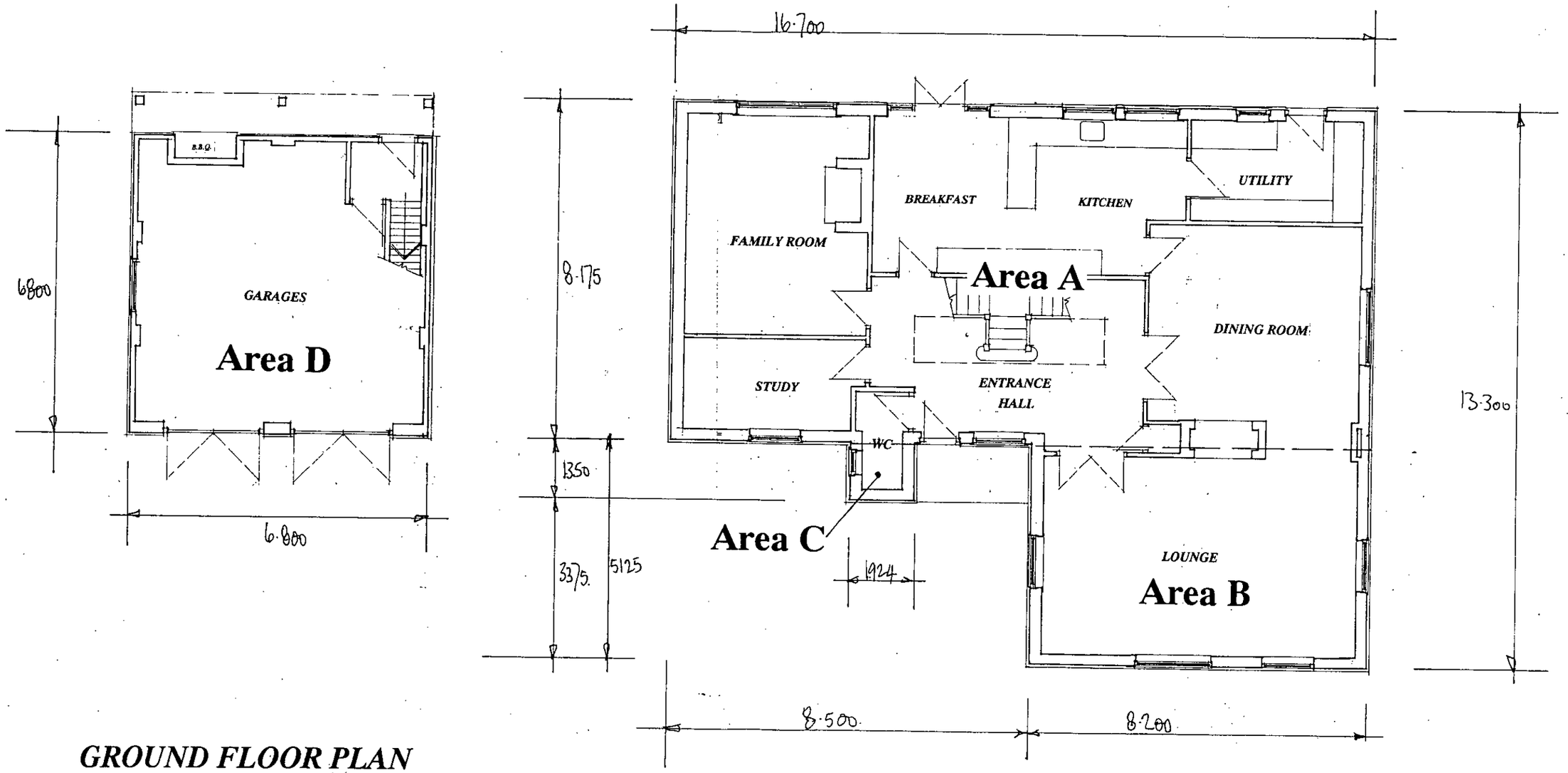
Signed Fladgate Fielder (on behalf of) THE APPELLANT

Name (in capitals) FLADGATE FIELDER Date 20 September 2002

All dimensions shown are actual site dimensions shown in metres

DO NOT SCALE

AREA A	16.700 x 8.175	136.52 m²
AREA B	5.125 x 8.200	42.02 m²
AREA C	1.350 x 1.924	2.59 m²
AREA D	6.800 X 6.800	- 46.24 m²
	TOTAL GROSS FLOOR AREA	227.37 m²



GROUND FLOOR PLAN

Proposal *PROPOSED EXTENSION..* *Drawing* *PLANS AS EXISTING*

Site **SOUTHBOROOK, REDLAKE LANE, WOKINGHAM, BERKSHIRE.**

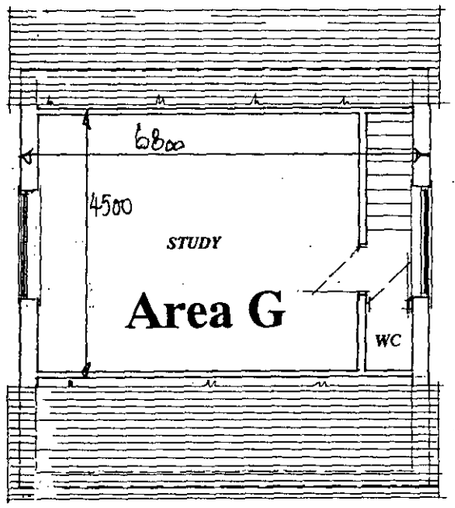
Date 30 August, 2002 *Scale* . 1:100 *Drawing No* D 622-100

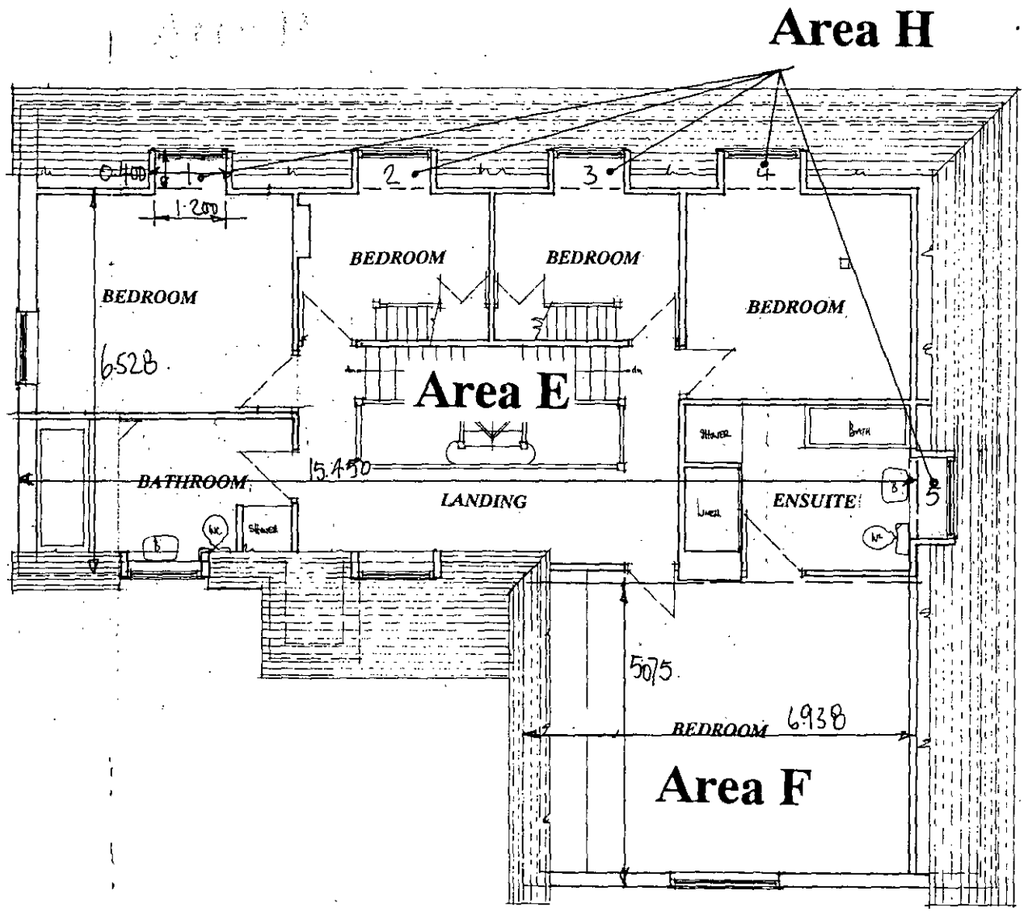
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying
MALVERN HOUSE
1 MALVERN WAY

All dimensions shown are actual site dimensions shown in metres

DO NOT SCALE

AREA E	15.450 x 6528	100.85 m²
AREA F	6.938 x 5075	35.21 m²
AREA G.	6800 x 4500	30.60 m²
AREA's H.	510 1.2 x 0.40	2.40 m²
	TOTAL GROSS FLOOR AREA.	169.06 m²





FIRST FLOOR PLAN

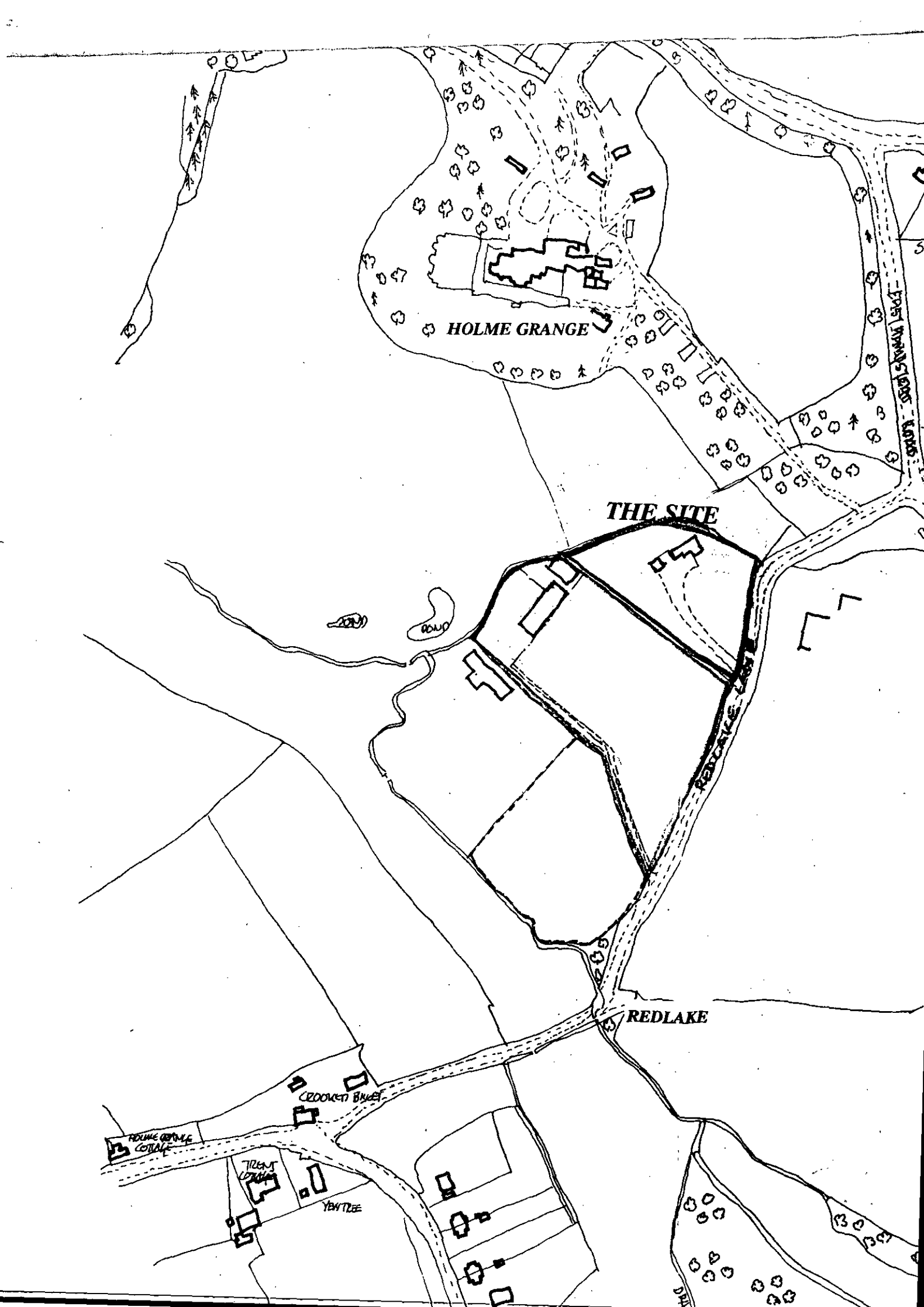
Proposal
PROPOSED EXTENSIONS.

Drawing
PLANS AS EXISTING

Site
SOUTHBOROOK, REDLAKE LANE, WOKINGHAM, BERKSHIRE.

Date *30 August, 2002* *Scale . 1:100* *Drawing No* *D 622-102*

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PY.
Tel.: (0118) 9343322 Fax: (0118) 9343322


HOLME GRANGE
THE SITE
REDLAKE
CROOKED BIKET
HOLME GRANGE COTTAGE
TRENT COTTAGE
YEW TREE