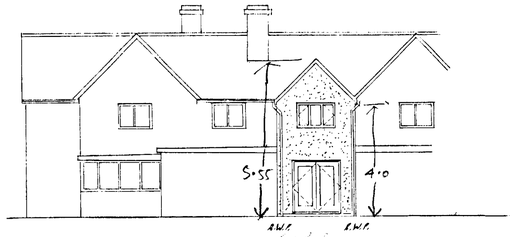
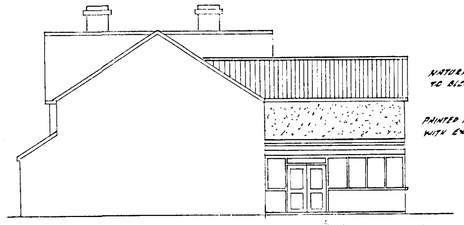


FRONT - WEST - ELEVATION.



REAR - EAST - ELEVATION.

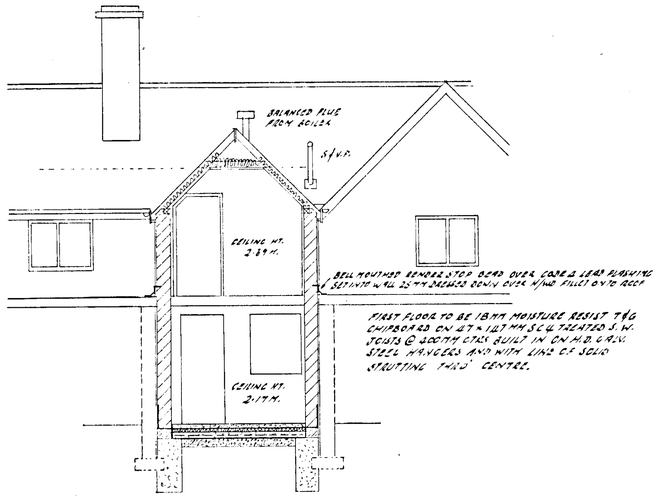


SIDE - SOUTH - ELEVATION (NORTH ELEVATION SIMILAR)

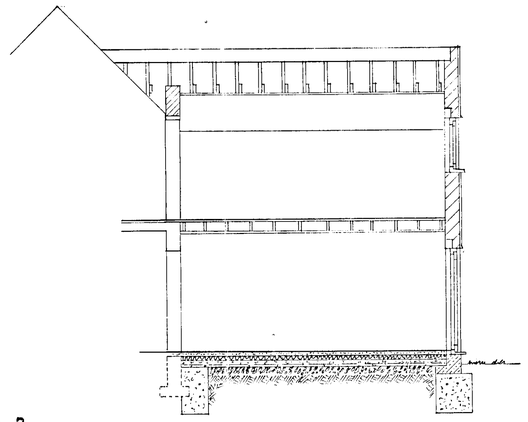
ROOF
NEW SLATES TO MATCH EXISTING ON 19×38MM TANALISED BATTENS ON TYVEC SARKING FELT OVER 47×150MM SC3 TREATED S.W. RAFTERS @ 400MM CTRS WITH 47×150MM COLLARS BOLTED WI. 8MM BOLTS WI NUT & WASHERS, TOOTHED CONNECTOR BETWEEN EVERY JOINT. RAFTER FEET NOTCHED TO 75×100MM S.W. TIED PLATE BEDDED ON BLOCKWORK AND WITH 5×30×900MM GALV. RESTRAINTS @ MAX'M 2·00M CTRS ALL ROUND. RAFTER FEET SECURED TO PLATE WI. CORUS TCSO TRUSS CLIPS, SCREWED. SKEILINGS TO BE INSULATED WITH 100MM FOIL BACKED CELOTEX RT82 WITH 50MM VENT SPACE OVER AND CONT. OVER EAVE UPVC VENT STRIP. CEILINGS INSULATED WI. 200MM. FIBREGLASS QUILT. ALL LAID OVER 12·5MM F.B. PLASTERBOARD TO HAVE 3MM PLASTER SKIM FINISH. FASCIAS & SOFFITT OUT OF W.I.S. PLY, PAINTED, SOFFITT ADDED TO INCORPORATE 50MM CONT. MESHED UPVC VENT STRIP ALL ROUND. GUTTERS TO BE 100MM BLACK PLASTIC TO FALLS. ALL FIXINGS TO BE RUSTPROOFED.

VENTILATION.
BATHROOM: MECHANICAL VENT ACTIVATED BY LIGHT SWITCH DISCHARGING 15L/SEC. VIA DUCT TO OUTSIDE AIR. TO HAVE 2 MIN. OVER RUN.
KITCHEN: MECHANICAL VENT ACTIVATED BY LIGHT SWITCH DISCHARGING 60L/SEC. VIA DUCT TO OUTSIDE AIR.
BEDROOM No 3 WINDOW AND FAMILY ROOM DOORS TO HAVE 8000MM² TRICKLE VENTS, TESVENT, FITTED TO FRAMES

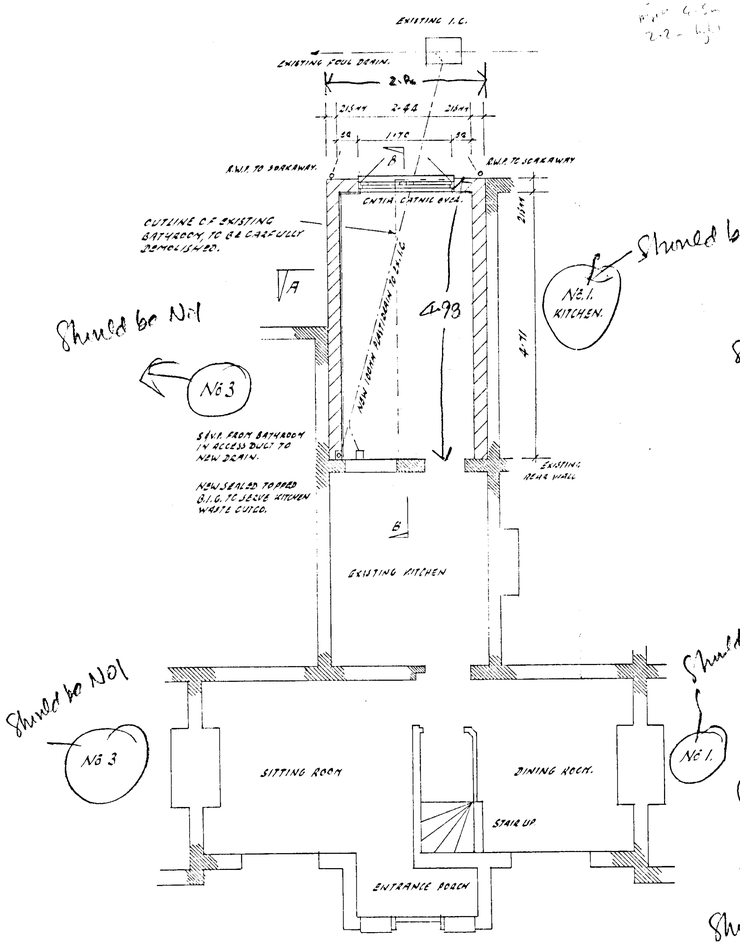
EXPOSED EXTERNAL WALLS TO COMPRISE STONE PAINT ON 16MM WATERPROOFED 2 COAT CT/SAND RENDER ON 215MM THERMALITE SHIELD BLOCKS WI. 32MM URETHANE LAMINATE INSULATING BOARD ON PLASTER DABS INTERNALLY - 'U' VALUE 0·20 W/M²°C. WHERE FULLY PROTECTED, AS ABOVE BUT WITH 13MM TWO COAT LIGHTWEIGHT PLASTER FINISH.
WINDOW AND DOOR FRAMES TO HAVE MASTIC SEAL APPLIED BOTH INSIDE AND OUTSIDE BEFORE WALL FINISHES ARE APPLIED. WINDOW & DOORS 16MM DOUBLE GLAZED, TOUGHENED GLASS.
WALLS BELOW D.P.C. TO BE BUILT IN DENSE CONC. BLOCKS, D.P.C. TO BE HYLOMAR OR SIMILAR.
GROUND FLOOR TO COMPRISE 65MM CT/SAND SCREED ON 50MM. THERMALITE FLOOR INSULATION ON 100MM C725 CONCRETE OVERSITE WI. B785 REINFORCING MESH ON 1200G POLYTHENE D.P.M. TAKEN UP WALLS TO F.S.L.
CONC. FOUNDATION C25/20MM AGG. 600MM WIDE AND 1·00M DEEP BELOW GROUND LEVEL ALL TO L.A. APPROVAL.



SECTION THRO' ON LINE A-A



SECTION THRO' ON LINE B-B



PROPOSED TWO STOREY EXTENSION TO PROVIDE NEW FAMILY ROOM IN PLACE OF GROUND FLOOR BATHROOM WITH BEDROOM OVER, EX. BEDROOM CONVERTED TO BATHROOM. No 2, LAUREL COTTAGES, ROBIN HOOD WAY, WINNERSH, BERKSHIRE. RG41. 5JN.

REFUSED

05 MAR 2002 5984

G.H. COOK. M.C.I.O.B. CHARTERED BUILDING CONSULTANT
'WESTWARD', WHITE PIT LANE, MELBURY ABBAS,
SHAFTESBURY, DORSET, SP7. 0DT.
TELEPHONE: 01747 854308

SCALES: 1:50, 1:100 DRAWING No 907/1. JANUARY 2002

SOUTHPORT U.K. Tel.01704-28888 Fax.01704-28614
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-9181

X SYSTEMS LTD

APPLICATION NO.5984

Name of appellant:
Mr & Mrs P Nyquist

Site address:
2 Laurel Cottages, Robinhood Way

Proposal:Proposed 2 storey rear extension to dwelling

Case Officer:PT

Dismissed 05/03/03

1102

DO

Appeal Decision

Site visit made on 17 February 2003

by Roger Dean BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

PI | TE
DI | ENF
CS
16 MAR 2003
COPIES

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
-5 MAR 2003

Appeal Ref: APP/X0360 /A/02/1102031
2 Laurel Cottages, Robinhood Way, Winnersh, 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 and Mrs P Nyquist against the decision of Wokingham District Council.
- The application ref: F/2002/5984, dated 21 February 2002, was refused by notice dated 29 April 2002.
- The development proposed is a 2 storey rear extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposed development on the living conditions of occupiers of adjoining dwellings with particular reference to any overbearing impact or obstruction of light.

Development Plan and other Planning Policies

2. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in 1995. Taken together, Structure Plan Policy EN1 and Local Plan Policy LBE1 say that new development should enhance the quality of built-up areas, contributing to an attractive living environment, and must be appropriate in scale and form. Local Plan Policy LBE2 says that these criteria, together with siting, massing, materials and colour or texture are to be taken into account when considering the effect of proposals on adjoining sites and buildings. It states that inappropriate proposals will not normally be permitted.

3. The thrust of these policies is proposed to be taken forward in Policies WOS3 and WBE1 of the Wokingham District Local Plan. The Council has referred me to the deposit draft version which, as amended, has been considered before a Local Inquiry. The only changes which were recommended to Policy WOS3 have no bearing on the proposed development and thus this Policy in the emerging Plan can be given significant weight. I am told that extensive changes were recommended to Policy WBE1 and so its wording in the deposit draft version carries little weight.

Reasoning

4. The appeal property is in the centre of a terrace of three cottages which is surrounded by more recent residential development. The premises are restricted in width at the rear although the garden area opens out behind one of the adjoining cottages. There is currently a narrow single storey element at the back of the property whilst there are larger single storey rear extensions at both nos. 1 and 3.

5. The proposed two storey extension would replace the present single storey element and occupy the full width of this part of the property. It would align with the rear of the single storey extension at no.3 and project beyond that at no. 1. At first floor, the full depth of the extension would project beyond the rear of the adjoining cottages.

6. At my site inspection, I saw that the nearest first floor window at no.1 is closer to the position of the proposed extension than is shown in the submitted drawings. I have no doubt that by its siting, form and scale, the mass of the proposed extension would result an overbearing effect on the outlook from this window and result in a significant loss of light. At the ground floor of these adjoining premises, patio doors lead to a small rear paved area and, in my view, the proposed development would also result in an overbearing effect on this area.

7. The impact would be less serious upon the adjoining cottage at no. 3. This is because first floor windows are less close and direct sunlight would not be obstructed.

8. I accept that because there would be no windows in the side walls of the extension, there would be no overlooking to cause loss of privacy. I also acknowledge that an attempt has been made to reduce the impact generally by the design of the pitched roof and the choice of painted finish. However, these would do little to offset what I consider would be a substantial deterioration in outlook and would not satisfactorily ameliorate the reduction of natural light through the first floor window of no. 1.

9. I also recognise that neither of the adjoining occupiers, who have also expressed a wish to extend at first floor, have objected to the scheme although the comments from one neighbour are made subject to the adjoining cottages being able to do the same. However, even though the proposal may facilitate adjoining construction, there is no certainty that such development will take place and I must consider the proposal as it stands, related to present circumstances. For the reasons that I have given, I find that it would be an inappropriate form of development which would not contribute to an attractive living environment for the next door neighbours at no. 1.

10. I conclude therefore that the proposed development would cause harm to the living conditions of the occupiers at the adjoining property at no. 1 Laurel Cottages by overbearing impact and loss of light. It would fail to satisfy the policies of the Development Plan which I have identified.

Conclusion

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

Formal Decision

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

Information

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

INSPECTOR

The Planning Inspectorate

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

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

PLANNING SERVICES HPT 668174
POL TLS
DC SG ENF
CS
06 MAR 2003
COPIES TO ACK:
FILE:

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

Your Ref: F/2002/5984

Our Ref: APP/X0360/A/02/1102031

Date: 5 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P NYQUIST
SITE AT 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5JN

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

cc Mrs Margaret Pocock

COVERDL1

The Planning Inspectorate

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

Direct Line 0117-3728808
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8808

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

Your Ref: F/2002/5984

Our Ref: APP/X0360/A/02/1102031 65439

Date: 24 January 2003

PLANNING SERVICE DEPT	
POI	TLS
DC 24 January 2003	
APP DG	
CS	

28 JAN 2003

COPIES TO	ACK:
	FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P NYQUIST
SITE AT 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5JN

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

Mr Roger Dean BSc DipTP MRTPI

The Inspector will visit the appeal site at 11:30 on 17 February 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.

Yours faithfully

C.L. Welding

Miss Carolyn Welding

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

209D

File 1242.

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

PLANNING	CD	HPT	64189
POL		TLS	
CC	59	ENF	
APP			
CS			

11 DEC 2002

COPIES TO		ACK:	
		FILE:	

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

Your Ref: F/2002/5984

Our Ref: APP/X0360/A/02/1102031

Date: 9 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P NYQUIST
SITE AT 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5JN

I enclose correspondence from the appellant relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

RECEIVED
26 NOV 2002
PINS AA PBP

2 Laurel Cottages
Robinhood Way
Winnersh
Berks
RG41 5JN

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

25 November 2002

Dear Mrs Pocock

Ref: APP/X0360/A/02/1102031

Please find enclosed two copies of our statement which remains unchanged, and two copies of a supporting document prepared by our neighbours at number 1 Laurel Cottages.

Yours sincerely

Mr and Mrs P Nyquist

enc

REF: APP/X0360/A/02/1102031

Andrew Dickens
1 Laurel Cottage
Robin Hood Way
Winnersh
Berks RG41 5JN
Tel. (0118) 9619391
Mob 07967 585679
Email; andydickens@yahoo.com

15 November, 2002

Phil and Fiona Nyquist
2 Laurel Cottages
Robin Hood Way
Winnersh

Re: Extension of 2 Laurel Cottages, Robin Hood Way

I have seen the plans for the proposed extension to the above address and have no objections to this work going ahead, subject to the blanket planning approval being awarded to the whole of Laurel Cottages.

Yours sincerely

Signed on behalf of
Andrew Dickens and Annukka Sairanen

H. GROUNDS OF APPEAL (continued)

THEIR PROPERTY.

NINNERSH PARISH COUNCIL PASSED THE PROPOSED PLANNING APPLICATION AND WE ARE NOT AWARE OF ANY OBJECTIONS HAVING BEEN SUBMITTED TO THEM PRIOR TO THIS.

THE PROPOSED EXTENSION WOULD BE BUILT IN A WAY TO ENSURE THAT IT IS IN KEEPING WITH THE AGE AND APPEARANCE OF THE PROPERTY.

THE PITCH OF THE ROOF OF THE EXTENSION IS PLANNED AT A LOWER LEVEL TO ENSURE MINIMUM LIGHT OBSTRUCTION AND THEREFORE INCORPORATE THE REGULATIONS WE WERE UNDER THE IMPRESSION WE NEEDED TO ABIDE BY.

THE EXTERIOR OF THE PROPERTY IS TO BE PAINTED WHITE/ MAGNOLIA THEREFORE REFLECTING LIGHT.

ON THE SIDEWALLS OF THE EXTENSION ON BOTH ~~SIDES~~ STOREYS, THERE ARE NO PROPOSED WINDOWS WITHIN THE PLANNING APPLICATION TO ENSURE BOTH NEIGHBOURING PARTIES' PRIVACY IS MAINTAINED.

THE EXTENSION BETWEEN NUMBERS 2 AND 3 LAUREL COTTAGES WILL BE BUILT ON THE ADJOINING WALL, AS THIS WALL IS ALREADY IN PLACE. HOWEVER, NUMBER 2 TAKE LIABILITY SHOULD THIS CAUSE ANY PROBLEMS WHILST BUILDING IS IN PROCESS.

BETWEEN THE PROPERTIES NUMBERS 1 AND 2, THE EXTENSION WILL BE BUILT INDEPENDENTLY AS THERE IS CURRENTLY NO ADJOINING WALL IN PLACE. THEREFORE, THIS WILL ENSURE NO DAMAGE OCCURS TO PROPERTY NUMBER 1.

WE ARE AWARE THAT OUR PROPOSAL DO NOT PROGRESS AS FAR AS THE PLANNING COMMITTEE MEETING. DUE TO OUR PROPOSAL NOT HAVING ANY OPPOSITION, WE WISH TO APPEAL AGAINST THE PLANNING OFFICERS DECISION.

Please turn over

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

NUMBER 2 LAUREL COTTAGES IS THE MIDDLE DWELLING OF THREE ATTACHED PROPERTIES.

BOTH PROPERTIES NUMBERS 1 AND 3 HAVE UNDERGONE EXTENSIONS TO EITHER/OR THE SIDE AND BACK OF THE PROPERTIES.

WE SUBMITTED A PROPOSAL TO NOTTINGHAM DISTRICT COUNCIL REQUESTING PERMISSION TO BUILD A TWO STOREY EXTENSION TO THE REAR OF OUR PROPERTY.

PRIOR TO SUBMITTING OUR PLANNING APPLICATION, WE ADVISED BOTH OF OUR NEIGHBOURS, AT NUMBER 1 AND 3 LAUREL COTTAGES, OF OUR PROPOSALS AND SHOWED THEM COPIES OF THE DRAWINGS, BROUGHT TO THEIR ATTENTION THE PARTY WALL ETC. ACT 1996, DISCUSSED THE AFFECT THAT O'R EXTENSION MAY HAVE ON THEIR PROPERTIES PARTICULARLY IN RESPECT OF LIGHT, VISUAL CONSTRAINTS, ACCESS TO ENABLE THE WORK TO BE CARRIED OUT ETC. TO ENSURE WE ALL UNDERSTOOD THE FULL IMPLICATIONS. OUR NEIGHBOURS DID NOT EXPRESS CONCERN DURING OUR DISCUSSIONS OR RAISE ANY OBJECTIONS WITH THE DISTRICT COUNCIL. QUITE TO THE CONTRARY, BOTH OF OUR NEIGHBOURS HAVE BEEN, AND STILL ARE, MOST SUPPORTIVE OF OUR ORIGINAL PROPOSALS, TO THE EXTENT THAT MR + MRS HULL AT NO. 3 ARE SERIOUSLY CONSIDERING EXTENDING THEIR PROPERTY IN LINE WITH ORIGINAL PROPOSALS AND MR DICKINSON AT NUMBER 1. HAVE EXPRESSED AN INTEREST IN ADDING A FIRST FLOOR ROOM WITHIN THE SOUTH EAST CORNER OF

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 30 October 2002
My ref: **F/2002/5984**

The Owner / Occupier
BROOKSIDE
ROBINHOOD WAY
WINNERSH
WOKINGHAM
BERKSHIRE
RG415JJ

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

APPLICATION No: F/2002/5984
APPEAL BY: Mr & Mrs Nyquist
SITE: 2 Laurel Cottages Robinhood Way Winnersh Wokingham
PROPOSAL: Proposed two storey rear extension to dwelling.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1102031**. Comments received after **06/12/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

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

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 30 October 2002

N
W E
S

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr and Mrs P Nyquist

APPEAL SITE : 2 Laurel Cottages, Robinhood Way, Winnersh

REASON FOR APPEAL : Refusal of planning permission for the erection of a two storey rear extension.

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/5984

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1102031

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Winnersh and is sited within a residential area (see appendix 1 for site location)

1.02 No. 2 Laurel Cottages is a small mid terrace house. The adjacent properties are No.1 Laurel Cottages to the North and No.3 to the South.

2.0 RELEVANT PLANNING HISTORY

2.01 The dwelling is a old property and it is not known when it was built. There is no relevant planning history for the house but there have been applications for new dwellings in the garden of No.2 (0/116/64-refused and 97/66709/F- approved)

2.02 In April of 2002 the appeal planning application (F/2002/5984) for the erection of a first floor front extension was refused under delegated powers for the following reason.

Reason

"The proposed development because of its size, height and proximity would obstruct light and create an overbearing effect detrimental tot the amenities of the adjoining properties at Nos. 1 and 2 Laurel Cottages, Robinhood Way. As such it would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 and WOS3 of the Wokingham District Local Plan (deposit draft) and policy EN1 of the Berkshire Structure Plan."

3.0 POLICY BACKGROUND

3.01 The Development Plans that applies to the area in which the appeal site is located comprise of the Loddon Area Local Plan and the Deposit Draft Wokingham District Local Plan which will replace the adopted Loddon Area Local Plan.

3.02 **Loddon Area Local Plan (Adopted 5th May 1995)**

3.03 The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the district. 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".

3.04 The relevant Loddon Area Local Plan policy is: (see appendix 4)

LBE1 – Design of new development
LBE2 – Inappropriate design

3.05 Wokingham District Local Plan (Deposit Draft) 1997
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21st October to 2nd of 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 in October 1998. The Inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.06 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 3):

WBE1- Development in its local context
WOS3- Development control Principles

The Inspector's report recommended rewording of this policy. His recommended replacement is included in appendix 3.

4.0 CASE FOR THE LOCAL AUTHORITY

4.01 The proposed extension would project out from the rear of No.2 by 4.9m, be 2.8m in width with roof 5.5m high at the ridge and 4.0m at the eaves. The roof would have a full gable with a rear facing windows inserted on both levels.

4.02 The attached property No.1 Laurel Cottages has a flat roofed single storey extension projecting 2.3m out from the rear. The proposed extension would project 3.6m beyond this single storey element. No.1 has a first floor bedroom window in the rear elevation, which would be overshadowed by the rear projection extension for much of the day. The extension has considerable bulk because of it length, full gabled roof and height. The outlook from the bedroom window would be adversely affected by this development to the detriment of the amenity of the occupiers of No.1.

5.0 Comments on the appellants statement

5.1 Even though it is stated that there are no objections from either current neighbours, due consideration has to be given to any future occupiers of those neighbouring dwellings.

5.2 The application was also considered to be overbearing upon the neighbouring properties so despite efforts on behalf of the appellants to

use a low roof design to reduce light obstruction the extension still has considerable bulk and mass.

6.0 Conclusion

6.01 The proposed two-storey rear extension would form an obtrusive feature, restricting light to a bedroom window at No.1 Laurel Cottages and creating an overbearing effect to the detriment of the amenity enjoyed by both neighbours.

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

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED
(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/02/1102031
APPLICATION NUMBER: F2002/5984
SITE ADDRESS: No2 Laurel Cottages, Robinhood Way, Winnersh

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

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

3. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

4. To safeguard the residential amenities of the occupiers of the neighbouring properties.

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice
3. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
4. Loddon Area Local Plan Policies

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs P Nyquist
SITE: 2 Laurel Cottages, Robinhood Way, Winnersh
APPLICATION NO.: 5984
PROPOSAL: Proposed 2 storey rear extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs E Siggery

Mrs P Bray

Mr D Ball

Clerk(s) of Parish / Town Council of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham RG41 5DU

Organisation_Name	Building_Name	address1	Postcode
[redacted]		3SYLVESTER CLOSEWOKINGHAM	RG415LL
[redacted]		82ROBINHOOD WAYWOKINGHAM	RG415JN
[redacted]	OAK VILLA	OAK VILLAROBINHOOD WAYWOKINGHAM	RG415JJ
[redacted]	MERRYHILL COTTAGE	MERRYHILL COTTAGEMERRYHILL GREEN LANEWO	RG415JP
OWNER/OCCUPIERS		10WINDERMERE CLOSEWOKINGHAM	RG415XW
[redacted]	1 LAUREL COTTAGES	1 LAUREL COTTAGESROBINHOOD WAYWOKINGHA	RG415JN
[redacted]	~~2 LAUREL COTTAGES~~	~~2 LAUREL COTTAGESROBINHOOD WAY~~WOKINGHA	RG415JN
[redacted]	3 LAUREL COTTAGES	3 LAUREL COTTAGESROBINHOOD WAYWOKINGHA	RG415JN

BROOKSIDE Robinhood Way
Neighbours Consulted 5984

FROM: Francis Leo

DATE: 11 March 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

12 MAR 2002

Application Number: F/2002/5984

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

Applicant: Mr & Mrs Nyquist C/O G H Cook.

Your observations are required in respect of this application **by 31/03/2002** .

No comments

PLANNING SERVICES | INPT | TCS | ENF

21 MAR 2002

SCANNED | ACK: | FILE:

SIGNED: _____

Clerk To Winnersh Parish/Town Council.

DATE: 20.03.02

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/02/1102031 **GRID REF:** _____

APPEAL BY: Mr & Mrs Nyquist

SITE: 2 Laurel Cottages, Robin Hood Way, Wonersh

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

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

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

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

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

	Number of Documents Enclosed	N/A
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	06.12.02.	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	2	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of Warrington Unitary ~~Council~~

Date sent to us and the appellant 30/10/02 Our Ref: F/2002/5954

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

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

Tel. (0118) 974 6448 (Direct Line)
Date: December 3, 2002
My ref: F/2002/5984
Your ref: APP/X0360/A/02/1102031

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 P Nyquist
SITE: 2 Laurel Cottages, Robin Hood Way, Winnersh

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 30, 2002
My ref: F/2002/5984
Your ref: APP/X0360/A/02/1102031

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 Nyquist
SITE: 2 Laurel Cottages Robinhood Way Winnersh

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 30, 2002
My ref: F/2002/5984
Your ref:

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

Mr G H Cook (MCIOB)
Derry Hill House
Shaftesbury Rd
East Knoyle
Salisbury
SP3 6AJ

Dear Sir

APPEAL BY: **Mr & Mrs Nyquist**
SITE: **2 Laurel Cottages Robinhood Way Winnersh**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol B81 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

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

Your Ref: F/2002/5984

Our Ref: APP/X0360/A/02/1102031

Date: 25 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS P NYQUIST
SITE AT 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, WOKINGHAM

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nall

pp Mrs Margaret Pocock

102(BPR)

Site visit arrangements

As stated in the enclosed letter, it is our aim to arrange the visit within 12 weeks of the starting date. However, a steep rise in the number of appeals submitted means that there is currently a backlog of some 6 weeks or so in arranging site visits. As a result most visits may not take place until 18 – 20 weeks after the date of this letter, but steps are being taken urgently to address the problem.

(P.T.)

62372

The Planning Inspectorate

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

For official use only
Date received

PLANNING APPEAL FORM

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

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS P NYQUIST

Address 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, BERKS

Postcode RG41 5JN

Daytime phone no 0118 9018133

Fax no 0118 9018110

E-mail address philip.nyquist@ntlworld.com

B. AGENT DETAILS FOR THE APPEAL (if any)

Name MR G H COOK (M.C.I.O.B)

Address DERRY HILL HOUSE, SHAFTESBURY ROAD, EAST KNOYLE, NR. SALISBURY, WILTS

Postcode SP3 6AJ

Your reference N/A

Daytime phone no 01747 830036

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2002/5984

Date of the planning application 21.02.02 (SUBMITTED TO COUNCIL)

Date of LPA's decision notice (if issued) 29.04.02

D. APPEAL SITE ADDRESS

Address 2 LAUREL COTTAGES

ROBINHOOD WAY

WINNERSH, BERKS

Postcode RG41 5JN

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED TWO STOREY REAR ERTENSION TO DWELLING

Size of the whole appeal site (in hectares)

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

11.49 SQ. METRES.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

NUMBER 2 LAUREL COTTAGES IS THE MIDDLE DWELLING OF THREE ATTACHED PROPERTIES.

BOTH PROPERTIES NUMBERS 1 AND 3 HAVE UNDERGONE EXTENSIONS TO EITHER/OR THE SIDE AND BACK OF THE PROPERTIES.

WE SUBMITTED A PROPOSAL TO WOKINGHAM DISTRICT COUNCIL REQUESTING PERMISSION TO BUILD A TWO STOREY EXTENSION TO THE REAR OF OUR PROPERTY.

PRIOR TO SUBMITTING OUR PLANNING APPLICATION, WE ADVISED BOTH OF OUR NEIGHBOURS, AT NUMBER 1 AND 3 LAUREL COTTAGES, OF OUR PROPOSALS AND SHOWED THEM COPIES OF THE DRAWINGS, BROUGHT THEIR ATTENTION TO THE PARTY WALL ETC, ACT 1996, DISCUSSED THE AFFECT THAT OUR EXTENSION MAY HAVE ON THEIR PROPERTIES PARTICULARLY IN RESPECT OF LIGHT, VISUAL CONSTRAINTS, ACCESS TO ENABLE THE WORK TO BE CARRIED OUT ETC, TO ENSURE WE ALL UNDERSTOOD THE FULL IMPLICATIONS. OUR NEIGHBOURS DID NOT EXPRESS CONCERN DURING OUR DISCUSSIONS OR RAISE ANY OBJECTIONS WITH THE DISTRICT COUNCIL DURING THE PLANNING PROCESS. QUITE TO THE CONTRARY, BOTH OF OUR NEIGHBOURS HAVE BEEN, AND STILL ARE, MOST SUPPORTIVE OF OUR ORIGINAL PROPOSALS TO THE EXTENT THAT MR & MRS HULL AT NO. 3 ARE SERIOUSLY CONSIDERING EXTENDING THEIR PROPERTY IN LINE WITH ORIGINAL PROPOSALS AND MR DICKINSON AT NUMBER 1 HAVE EXPRESSED AN INTEREST IN ADDING A FIRST FLOOR ROOM WITHIN THE SOUTH EAST CORNER OF

H. GROUNDS OF APPEAL (continued)

THEIR PROPERTY.

WINNERSH PARISH COUNCIL PASSED THE PROPOSED PLANNING APPLICATION AND WE ARE NOT AWARE OF ANY OBJECTIONS HAVING BEEN SUBMITTED TO THEM PRIOR TO THIS.

THE PROPOSED EXTENSION WOULD BE BUILT IN A WAY TO ENSURE THAT IT IS IN KEEPING WITH THE AGE AND APPEARANCE OF THE PROPERTY.

Never an issue as part of the appeal

THE PITCH OF THE ROOF OF THE EXTENSION IS PLANNED AT A LOWER LEVEL TO ENSURE MINIMUM LIGHT OBSTRUCTION AND THEREFORE INCORPORATE THE REGULATIONS WE WERE UNDER THE IMPRESSION WE NEEDED TO ABIDE BY.

← Shall overbearing

THE EXTERIOR OF THE PROPERTY IS TO BE PAINTED WHITE/MAGNOLIA THEREFORE REFLECTING LIGHT. → loss of light still issue

ON THE SIDEWALLS OF THE EXTENSION ON BOTH STOREYS, THERE ARE NO PROPOSED WINDOWS WITHIN THE PLANNING APPLICATION TO ENSURE BOTH NEIGHBOURING PARTIES' PRIVACY IS MAINTAINED.

THE EXTENSION BETWEEN NUMBERS 2 AND 3 LAUREL COTTAGES WILL BE BUILT ON THE ADJOINING WALL, AS THIS WALL IS ALREADY IN PLACE. HOWEVER, NUMBER 2 TAKE LIABILITY SHOULD THIS CAUSE ANY PROBLEMS WHILST BUILDING IS IN PROCESS.

BETWEEN THE PROPERTIES NUMBERS 1 AND 2, THE EXTENSION WILL BE BUILT INDEPENDENTLY AS THERE IS CURRENTLY NO ADJOINING WALL IN PLACE. THEREFORE, THIS WILL ENSURE NO DAMAGE OCCURS TO PROPERTY NUMBER 1.

WE ARE AWARE THAT OUR PROPOSAL DID NOT PROGRESS AS FAR AS THE PLANNING COMMITTEE MEETING. DUE TO OUR PROPOSAL NOT HAVING ANY OPPOSITION, WE WISH TO APPEAL AGAINST THE PLANNING OFFICERS DECISION REGARDING THE APPLICATION.

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

✔

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

OR

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

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

DOCUMENT 1 - FROM MR J HULL

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; N/A ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☒
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☒
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☒

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

K. PLEASE SIGN BELOW

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

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

Signature F. Nyquist (on behalf of) _____

Name (in capitals) MR & MRS P. NYQUIST Date 14.10.02

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

Published by the Planning Inspectorate April 2002

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Norwich NR3 1BQ

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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Date: 30 October 2002

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Appendix 2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Nyquist
C/O G H Cook
Westward
White Pit Lane
Melbury Abbas
Shaftesbury
Dorset SP7 ODT

Application Number: F/2002/5984

Parish: **WINNERSH**

Location: **2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.**

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

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

Reason

1. The proposed development because of its size, height and proximity would obstruct light and create an overbearing effect detrimental to the amenities of the adjoining properties at Nos. 1 and 3 Laurel Cottages, Robinhood Way. As such the proposal would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan and policy EN1 of the Berkshire Structure Plan.

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:

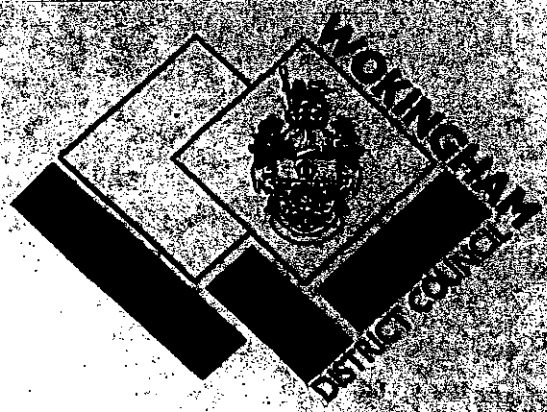
Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 29/04/2002

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.

Appendix 3



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.



WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

Appendix 4

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

(DOCUMENT 1.)

5, LAUREL COTTAGES
ROBINHOOD WAY
WINNERSH
WOKINGHAM
BERKS
RG41 5UN

07-10-02

WOKINGHAM DISTRICT COUNCIL
BOX 159
COUNCIL OFFICES
SHUTE END
WOKINGHAM

RE:- PLANNING APPLICATION NO. F/2002/5984

Dear Sirs,

As our property adjoins the site of this application, we would be more than happy for this to be approved, as we already have a ground floor extension & would very much like to build a second storey to "get rid" of a nuisance flat roof. Should Mr & Mrs Ayquist be granted permission for their two storey extension it would enable us to do a similar thing

Yours faithfully

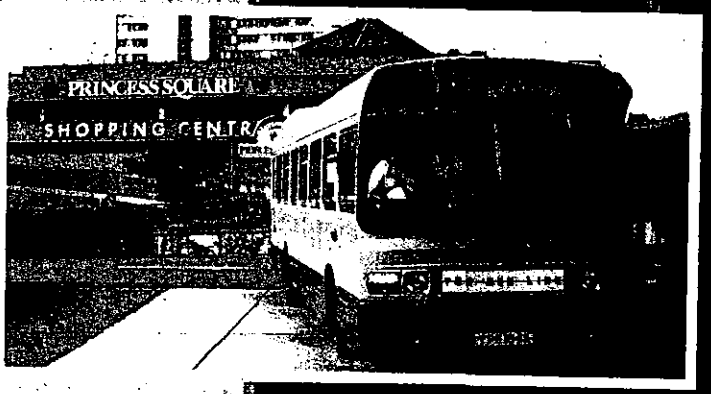
JHull

(JOHN HULL)



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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Public Services Division

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

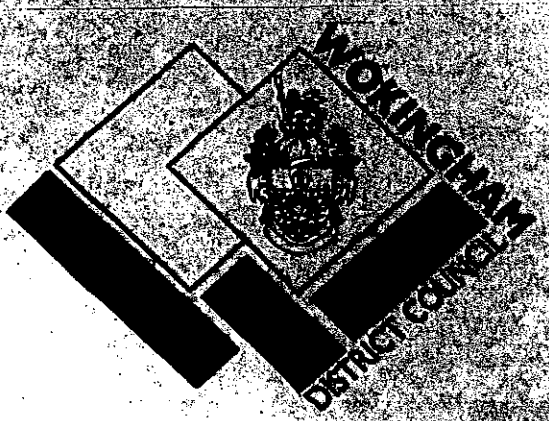
Protection from Environmental Nuisance

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

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

Flooding

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



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 5984

APPELLANT: Mr & Mrs P Nyquist

SITE: 2 Laurel Cottages, Robinhood Way, Winnersh

APPEAL REF: APP/X0360/A/02/1102031

START DATE: 25/10/02

DATE OF SITE VISIT 17/02/03

DISMISSED 05/03/03

Progress Record	Date Actioned	Initials
Appeal Logged:	28/10/02	
Entered on Access:	29/10/02	DG
Notification Letters Due:	**08/11/02**	
Notification Letters Sent:	30/10/02	DG
Questionnaire Due:	**08/11/02**	
Questionnaire Sent:	30/10/02	DG
Statement Due:	**06/12/02**	
Statement Sent:	03/12/02	DG
Comments on Statement Due	27/12/02	
Comments on Statement Sent	—	
Decision letter circulated:	12/03/03	DG
Decision entered on Access:	12/03/03	DG