SOUTHPORT U.K
LONDON OFFICE
YSTEMS LTD

APPLICATION NO:
F/2000/2884

LOCATION:
53 Ellis Road, Crowthorne.

APPLICANT:
Mr D Cheetham C/O Anderson And Associates

PROPOSAL:
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2001

CASE OFFICER: **Helen Pollock**

REFUSED

Appeal Decision

Site visit made on 26 November 2001

by Stephen Amos MA(Cantab) MCD MRTPI

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

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 DEC 2001

Appeal Ref: APP/X0360/A/01/1072695
53 Ellis Road, Crowthorne

- 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 D Cheetham against the decision of Wokingham District Council.
- The application (Ref. F/2000/2884), dated 15 November 2000, was refused by notice dated 12 March 2001.
- The development proposed is "loft, rear extension, garage and internal alterations".

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The development description above is from the application. The Council's description of "rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage" is more comprehensive, and I have treated the appeal on that basis. The scheme I have considered is that shown on Drawing Nos. 650/11/05A, 06A and 07A.

Main Issues

2. The main issues are the effects on the street scene, and on the living conditions of neighbouring residents by overlooking, loss of privacy and loss of outlook.

Planning Policy

3. Relevant development plan policy is in the South East Area Local Plan (LP). Policy SBE2 provides that development that is inappropriate in its relationship with adjoining sites and buildings, or which would adversely affect the character of the area, will not normally be permitted. There is also a draft Wokingham District Local Plan (draft LP), although it merits only limited weight as the Council has yet to receive and consider the Inspector's report. The provisions of Policy WOS3 include that development should be appropriate in character to the area, and should be integrated into the local context without detriment to the amenities of adjoining land uses and occupiers. Policy WBE1 expects the design of development to respect its local context, and includes environmental impact and the privacy and amenity of the existing environment in the matters to which regard is to be given.

Reasons

4. The appeal relates to a bungalow on a long narrow plot on the south side of Ellis Road. The road has a variety of dwellings, and the site lies between a bungalow and a chalet property with rooms in the roof. As a result of that juxtaposition, the raising of the roof in itself would not be detrimental to the street scene, since the height of the raised roof would not exceed the height of No 51, adjacent to the east. The forward extension to form a garage need not be out of keeping with the street scene. Other properties to the east have forward

projecting garages, and the proposed floor plan is annotated to the effect that the garage would not protrude beyond the garages at Nos 47 and 49, which are part of the same street scene. The merits of that element of the scheme would not be directly comparable to those of the much earlier application to put a carport in the front garden, which was refused.

5. In order to allow for adequate light within the first floor rooms, it is proposed to construct 6 pitched roofed dormer windows, 3 in each side of the main roof. Those dormers, particularly the forwardmost ones would be prominent elements in the appearance of the property within the street scene. They would significantly increase the visual bulk and mass of the building, and contrast adversely with the less interrupted lines of the roofs of the neighbouring buildings. The result would have an ungainly and contrived appearance, in relation to which, notwithstanding the range of dwelling types in the vicinity, I saw nothing of directly comparable effect nearby. In my view, the side facing dormers as part of the overall scheme would appear at significant variance with the existing character and appearance of the street scene, which would be materially harmed as a result.

6. On the second issue, the proposal was amended to reduce the extent of the projection into the back garden. Nevertheless, comparison of Drawings 650/11/04 (Existing Floor Plans) and 650/11/05A (Proposed Floor Plans) shows that the extension would project about 8m beyond the existing rear wall on the west side of the property (where existing bedroom 1 is located), and about 5.5m beyond the existing rear wall on the east side of the property (where the existing kitchen and bathroom are located). The extension would reduce significantly in height towards the rear. However, it is my assessment that the extent of that rearward projection would result in an overbearing effect on the outlook of the occupiers of the neighbouring properties, both from within the dwellings and from their back gardens.

7. No 55 Ellis Road would be most affected, as the outlook from No 51 presently includes the rearward projecting part of the existing bungalow, containing the kitchen and bathroom, and some outbuildings. However, the overbearing effect on the outlook of the neighbours would be added to by increased overshadowing of their gardens that could be anticipated at certain times of day. I have taken account of the conifer trees to the rear of 55 Ellis Road, but they are more distant from that dwelling than the extensions would be, and any overshadowing they may cause would in no way mitigate the further impact of the proposal.

8. The appellant has tried to prevent any effect in terms of overlooking and loss of privacy by proposing obscure glazing of the dormer windows. However, that could only be secured by way of a planning condition, and in assessing if that is appropriate I must apply the tests in Circular 11/95, including that of reasonableness. Apart from the window that would serve 2 bathrooms, the dormers would give light to bedrooms. In my opinion, it would not be reasonable to require obscure glazing of windows to main habitable rooms of that type, as such glazing would have an oppressive effect on the living conditions within. Moreover, to prevent people looking out, the condition would also need to preclude opening of those windows, which would increase the unreasonableness in relation to the living conditions created. Therefore, I must consider the proposal on the basis that the inclusion of clear glazing and opening casements could not reasonably be prevented.

9. The proposed dormers would face, and be close to, the side boundaries of the neighbouring dwellings. The windows to the proposed master bedroom at the front would have least impact in terms of loss of privacy to the neighbours, since they would overlook the sides of the adjacent dwellings. There are no windows in the side elevation of 55 Ellis Road to be

affected by such overlooking, and there are no main habitable room windows in the relevant side of No 51. However, the windows of bedrooms 2 and 3 facing westwards would facilitate overlooking of the private rear garden of 55 Ellis Road from very close proximity, and the eastward facing window of bedroom 2 would allow overlooking not only of the rear garden of 51 Ellis Road, but also of the glazed doors in the side of its rear extension. The extent of screening by fences and vegetation on the boundaries is not such as to prevent that overlooking. Therefore, the proposal would cause serious harm to the occupiers of both 51 and 55 Ellis Road, in terms of loss of outlook, overlooking and loss of privacy.

10. My conclusions on the 2 main issues together lead me to the assessment that the proposed development would have an inappropriate relationship with adjoining sites and buildings, and would adversely affect the character of the area, and so would conflict with LP Policy SBE2. It would also conflict with draft LP Policy WOS3, as it would be detrimental to the amenities of adjoining occupiers, and with draft LP Policy WBE1, as it would not respect the local context and would harm the privacy and amenity of the existing environment.

11. The appellant has argued that the building is dilapidated and so affects the street scene and adjoining properties. However, the extent of the works proposed cannot reasonably be regarded as essential to improving its appearance, and so that argument does not outweigh the harm I have identified. I have noted that negotiations with the Council took place, and that alterations were made to the scheme as a result. However, my assessment of the proposal is of its planning merits, which I have found to be harmful in relation to the 2 main issues. The appellant has suggested that further alterations could have been made, but the role of the appeal process is to consider the scheme that was refused by the Council.

Conclusions

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

Formal Decision

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

Information

14. 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.

Stephen Ames

Inspector

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Cheetham
C/O Anderson and Associates
111 Long Lane
Hillingdon
Middlesex
UB10 OAS

Application Number: F/2000/2884

Parish: **WOKINGHAM WITHOUT**

Location: **53, Ellis Road, Crowthorne.**

Proposal: **Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.**

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 by reason of its bulk and massing would form a dominant and overbearing feature giving rise to a perceived loss of privacy to the detriment of the residential amenity of the adjacent dwelling (Number 55 Ellis Road). As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2884

Applicant : Mr D Cheetham C/O Anderson And Associates.

Location : 53, Ellis Road, , Crowthorne.
Proposal : Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	2/1/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01

Date Registered : 23/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 18/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham without P.C : No objections.
Highways : C/A
landscape/TREES : No objection, but suggest additional front planting & Conifers removed.

Neighbours : 31 + 55(2)
Councillor Ross

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety.

Application Number: F/2000/2884

The proposed development is for a single storey front extension to form a garage and a rear extension to form a TV room plus raising of the roof and the insertion of dormer windows to form rooms in the roof space (3 bedrooms and 2 bathrooms). This would take the number of bedrooms to 3. The property is a detached bungalow. It is proposed to raise the height of the main section of roof to 6.1m, and insert three pitched roofed dormer windows to both sides of the property (they would fall 500mm below the new ridge line). The proposed front garage extension would be 3.15m long and 3.8m wide and have a pitched roof standing 2.8m to the eves and 4.8m to the ridge. The rear extension would be 5.5m long and 7m wide and would stand 2.8m to the eves and 5.2m to the ridge.

1) Impact upon neighbouring properties

Number 51 Ellis Road to the East of the proposed development is a newly extended house and will have three side window and a door facing No.53 following completion of ongoing alterations. The two proposed new ground floor windows to 53 facing 51 could result in overlooking as there is only around 2.5m between the two properties. All proposed first floor windows are obscurely glazed so would not result in overlooking. Number 55 to the West of the proposed development is a bungalow and has no side windows facing the development, but does have a large bedroom window to the rear closest to No.53 and a conservatory. The proposed rear extension was initially proposed to extend 7.5m beyond the existing rear building line of No.55, it was felt however that this would be overshadowing and overbearing to No.55. Revised plans were submitted reducing the rear extension by 2m to 5.5m, which although largely overcomes the problem of overshadowing does not satisfactorily reduce the overbearing nature of the proposal to No.55. It is therefore considered that there would be a significant adverse impact upon the neighbouring property.

2) Impact upon the street scene

A number of different housing styles make up Ellis Road, so although these alterations are not similar to any others in the locality they would not be out of place. The materials used would match existing and it is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 2 to 3, so 2 off-road parking spaces need to be provided. This standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

~~**Approval:**~~ **Refusal: ✓**

giving rise to a perceived loss of privacy

Application Number 2884
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std-Conditions~~ / Reasons for Refusal
1			The proposed development by reason of its bulk and massing would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling (Number 55 Ellis Road). As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

12/3/04

RECORD OF SITE VISIT

SITE ADDRESS: 53 Ellis Road Crowthorne.

APPLICATION NUMBER: F/2000/2884

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/07.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree to front. NO.

2. DESCRIPTION OF SURROUNDINGS Residential - large detached older properties

3. DESCRIPTION OF SITE/BUILDING Comparatively small bungalow on comparatively small plot. Velux window to front in roof

4. RELATIONSHIP TO ADJOINING PROPERTIES ≈ 1.5m to boundary with 53 + ≈ 1m on other side before building.

5. SITE CONSTRAINTS

TREES 3m high conifers to front

ACCESS/PARKING drive way for 3-4 cars.

LEVELS N/A

BOUNDARY TREATMENT 1m high fence with 57 + 55 conifers to front stepped up to 1.8m to rear.

OTHERS

(check planning history for nº 57).

N° 55 - Bungalow - no windows in side elevation, bedroom window to rear closest to 53 + conservatory.

- Rear garden of 53 has large back garden = 15-20m
  2 large sheds in garden. rest of grass.
- 2 unknown trees in middle of lawn = 9m from h/e
  are they to be affected?

- N° 51 has large rear window @ ground floor level, poss. kitchen + new S/S/R ext.
  - 2 ex. bedroom 1st floor + 1 new ex 1st floor.
- Side elevation of 51 has one window blocked up + one new window @ ground floor level, noting @ 1st.

Applicationo	Name & Address
F/2000/2884	The Owner/Occupier 51 Ellis road Crowthorne RG45 6PR
F/2000/2884	Mrs B Green 55 Ellis Road Crowthorne RG45 6PR

App. F/2000/2884
Letters sent
14-03-01.

THE CHALET

ADDRESS 51 ELLIS ROAD PARISH WOK / WITHOUT

PLOT No. ORD. SHEET No. SU. 8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
PD/443/65	MR. W.G. DARD	REPLACEMENT GARAGE	28.10.65	APP.	N/A
PD/576/66		EXTENSION TO PORCH	24.10.66	APP.	N/A
99/69556/F	M.J. Smith.	2/St & S/St S exth's.	22/7/99		C/A
FP99/8712	M J Smith	2/S/St/S exts	11.5.99	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2000/2884

Proposal:
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Location:
53, Ellis Road, , Crowthorne.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 December 2000

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2884

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2000/2884
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2884**
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2884

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2884
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2884**
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2884

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2884
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2884**
53, Ellis Road, , Crowthorne.
Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Date: 15 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2884

Location: 53, Ellis Road, Crowthorne.

Proposal: Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Applicant: Mr D Cheetham C/O Anderson And Associates.

Case Officer: Helen Pollock

The new plans show the following: Rear extension reduced by 2000mm, first floor windows in location on floor plan. All first floor windows to be obscurely glazed. Drawing nos 650/11/05A, 650/11/06A, 650/11/07A.

Comments are required by 25/02/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2000/2884 (Planaps) / (Ludhouse) Date Rec. 14/02/07

Location: 53 Ellis Rd

Parish Wokingham Without

Applicant: MR D Cheetham

Description of attached plans Revised plans showing, Rear Extension reduced by 2000mm, first floor windows in location on floor plan. All first floor windows to be obscurelly glazed.

Drawing No's: 650/11/05A, 650/11/06A, 650/11/07A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 55 + 51 Ellis Rd.

_____ Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

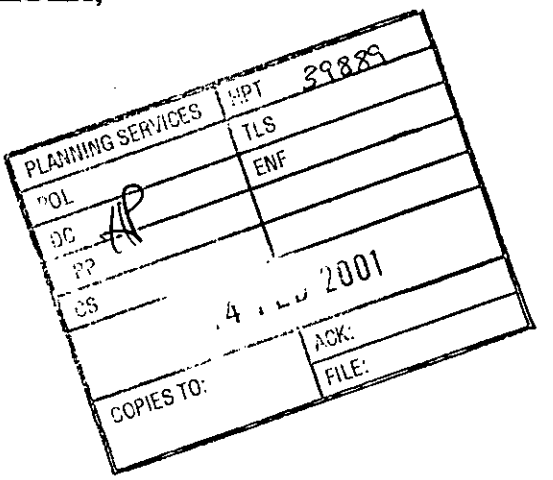
New Description _____

CASE OFFICER Helen P

Consultations Sent by Admin. on 15/02/PS.

Yellow - Part One Copy
Green - Officer's Copy

ANDERSON & ASSOCIATES
111 LONG LANE, HILLINGDON,
UXBRIDGE, MIDDLESEX,
UB10 0AS



13 February 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Fao: Helen Pollock

Dear Sir/Madam

RE: APPLICATION No. F/2000/2884

Proposed Rear extension to dwelling and raising dormer extensions plus front extension to form garage

Please find enclosed 4 copies of revised drawing numbers 650/11/05A, 06A and 07A which have been amended in accordance with our telephone conversation and your recent correspondence.

Can you please confirm when we can expect confirmation in writing that we have satisfied all your requirements and that the official approval notice will be dispatched?

Yours faithfully,

Mr L. Anderson

Put through 15/02 for 10 days
∴ Can determine on 26/02.

PLANNING SERVICES | HPT 39115
POL | TLS
DC HP | ENF
APP |
CS |
25 JAN 2001
COPIES TO:

Reply Req

ANDERSON & ASSOCIATES
111 LONG LANE, HILLINGDON
UXBRIDGE, MIDDLESEX,
UB10 0AS

25 January 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Fao: Helen Pollock

Dear Sir/Madam

RE: APPLICATION No. F/2000/2884

Proposed Rear extension to dwelling and raising dormer extensions plus front extension to form garage

Following our telephone conversation last week, we have taken a number of photographs of the site and comment as follows:

1. There are a number of conifers at the rear of No. 55 which actual cause a shadow on the property as the sun changes direction, therefore I my opinion the impact of the alterations to No. 53 would not affect this property.

   How have you determined that the alterations at No.53 would affect this property?

2. I view of the above If we were to reduce the rear extension by 1m would you accept this?

3. I confirm that the front of No. 53 will be in line with No. 49.

4. All windows that over look the adjoining properties will be fitted with obscure glazing.

I hope the above would meet with your approval and I await your comments.

Yours faithfully,

Mr L. Anderson

PLANNING SERVICES	HPT 38562
POL	TLS
DC	ENF
APP	HP
CS	
11 JAN 2001	
COPIES TO:	ACK:
	FILE:

ANDERSON & ASSOCIATES
111 LONG L
UXBRIDG
UE

Telefax
To: HELEN POLLOCK - F/2000/2884
Fax: 01189784 6000
From: MR. L. ANDERSON
Date: 11/1/01 Pages: 4
PLS. REPLY TO FAX NO. 01895 234759

08 January 2002

Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Fao: Helen Pollock

Dear Sir/Madam

RE: APPLICATION No. F/2000/2884

Proposed Rear extension to dwelling and raising dormer extensions plus front extension to form garage

Please find attached tree information and revised drawing no. 650/11/02A related to the above application.

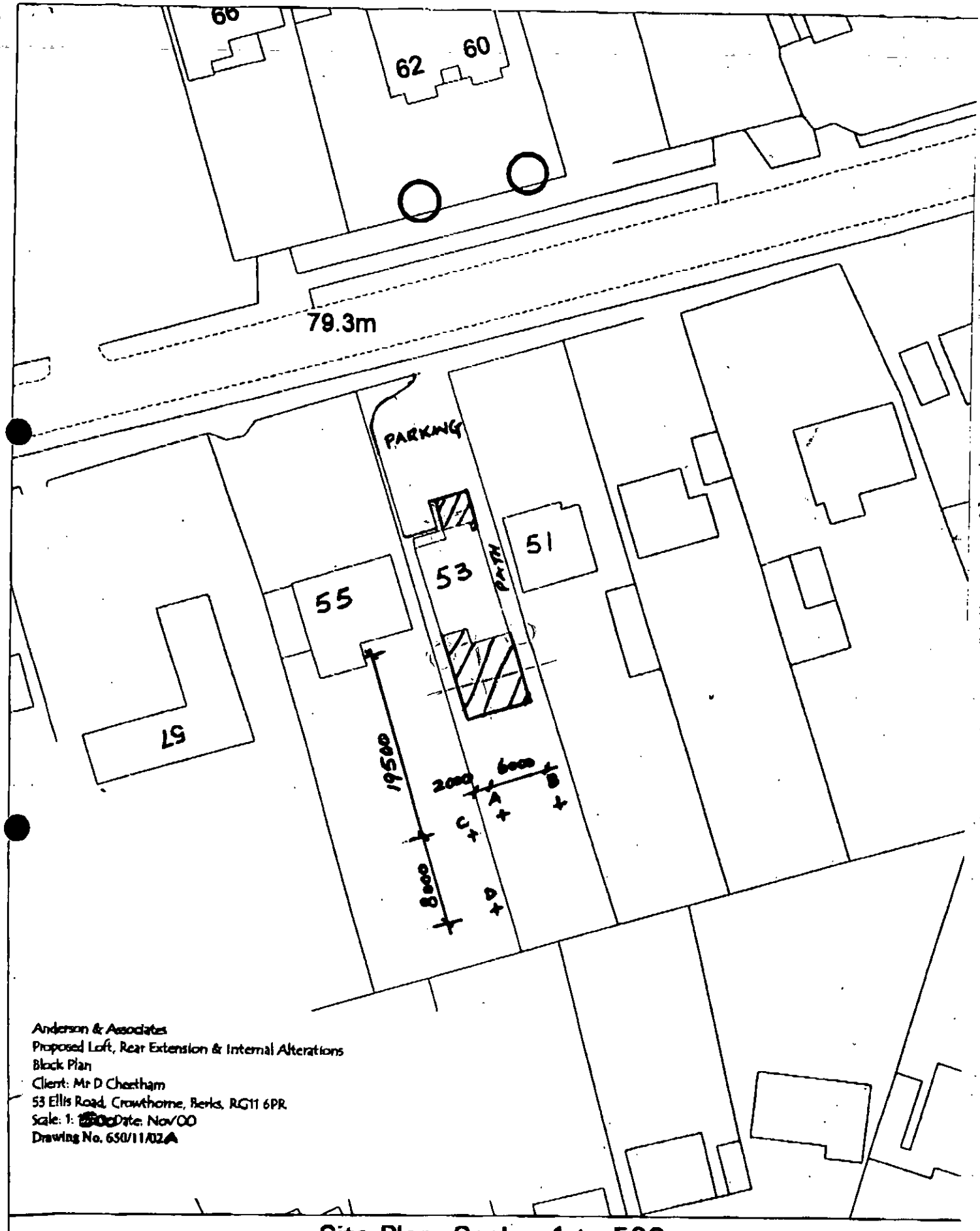
Please note I have yet to identify the species of the remaining trees, this will be supplied to you by the end of the week.

Yours faithfully,

Mr L. Anderson

PLEASE NOTE: ALL UPPER DORMER WINDOWS WILL BE FITTED WITH FROSTED GLASS.

ANY FURTHER QUERIES PLEASE CALL 0973 794 382



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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

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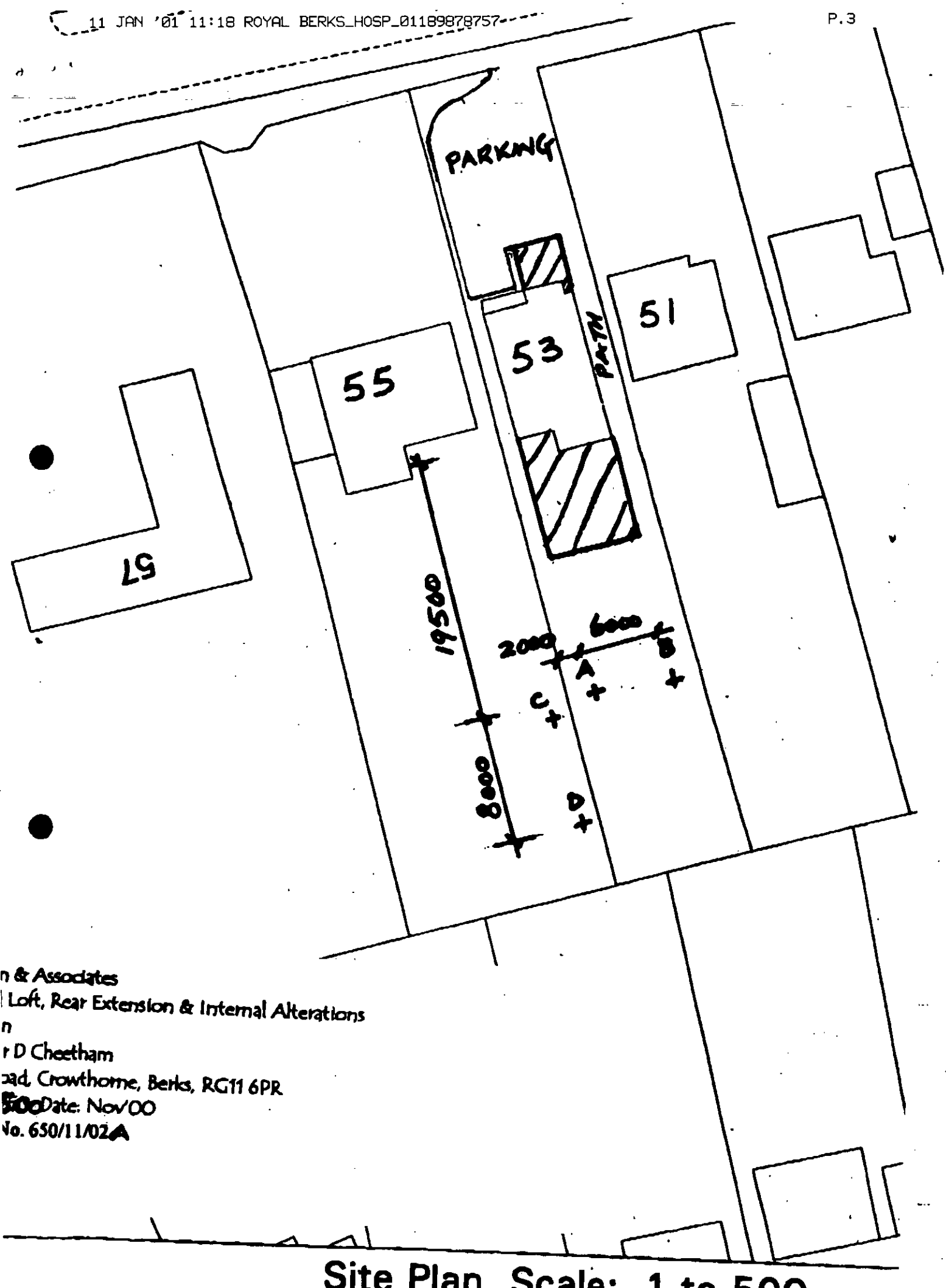
Date: 28 October 1999



n & Associates
Loft, Rear Extension & Internal Alterations
n
r D Cheetham
oad, Crowthorne, Berks, RG11 6PR
Date: Nov'00
No. 650/11/02A

Site Plan, Scale: 1 to 500

has been produced specifically for the ...

TREE INFORMATION FOR:

53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A

ANDERSON & ASSOCIATES
111 LONG LANE, HILLINGDON,
UXBRIDGE, MIDDLESEX,
UB10 0AS

PLANNING SERVICES	HPT 38618
DL	TLS
DC HP	ENF
APP	
CS	
12 JAN 2001	
COPIES TO:	ACK:
	FILE:

08 January 2002

Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Fao: Helen Pollock

Dear Sir/Madam

RE: APPLICATION No. F/2000/2884

Proposed Rear extension to dwelling and raising dormer extensions plus front extension to form garage

Please find attached tree information and revised drawing no. 650/11/02A related to the above application.

Please note I have yet to identify the species of the remaining trees, this will be supplied to you by the end of the week.

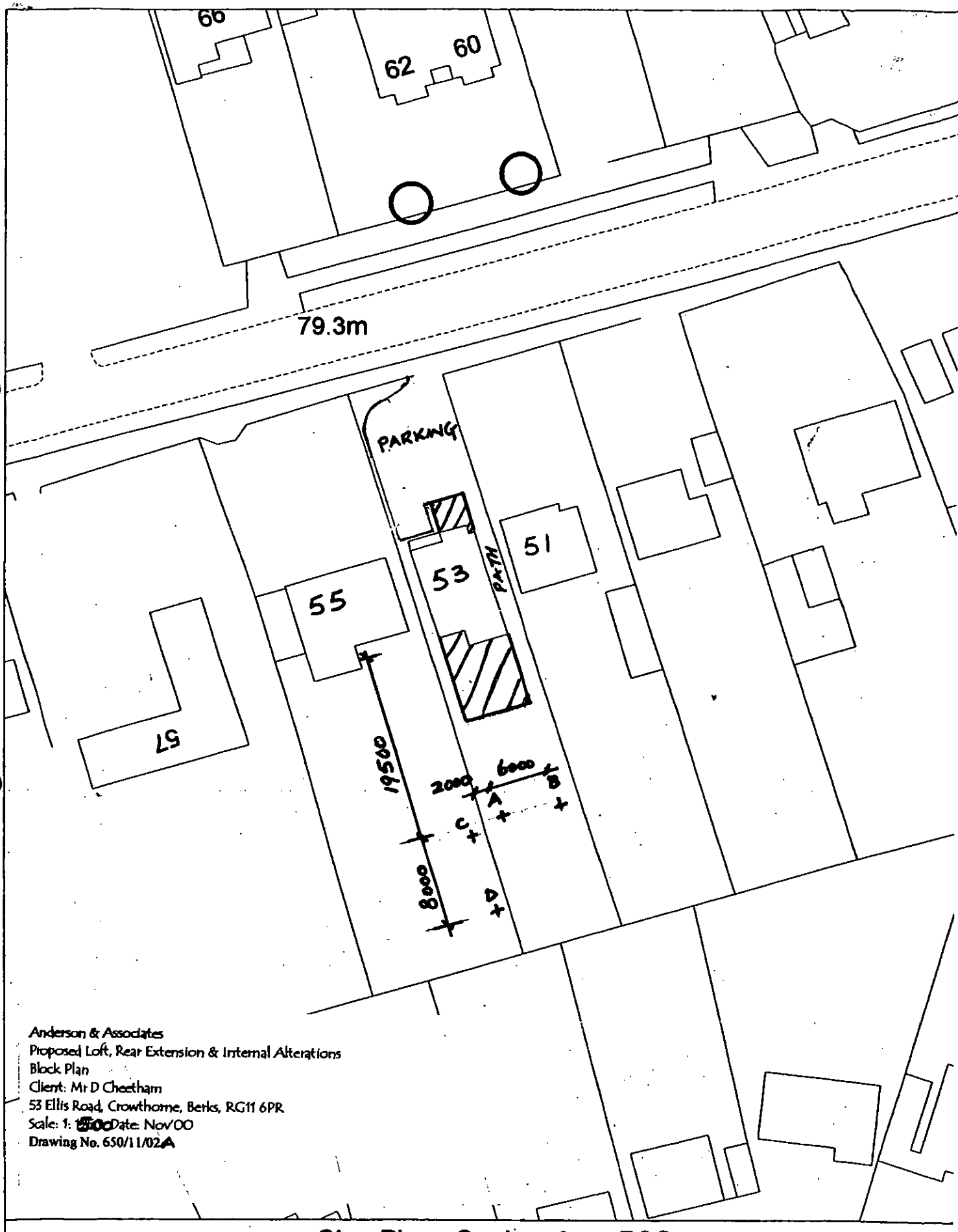
Yours faithfully,

Mr L. Anderson

PLEASE NOTE: ALL UPPER DORMER WINDOWS WILL BE FITTED WITH FROSTED GLASS.

ANY FURTHER QUERRIES PLEASE CALL

0973 794 382



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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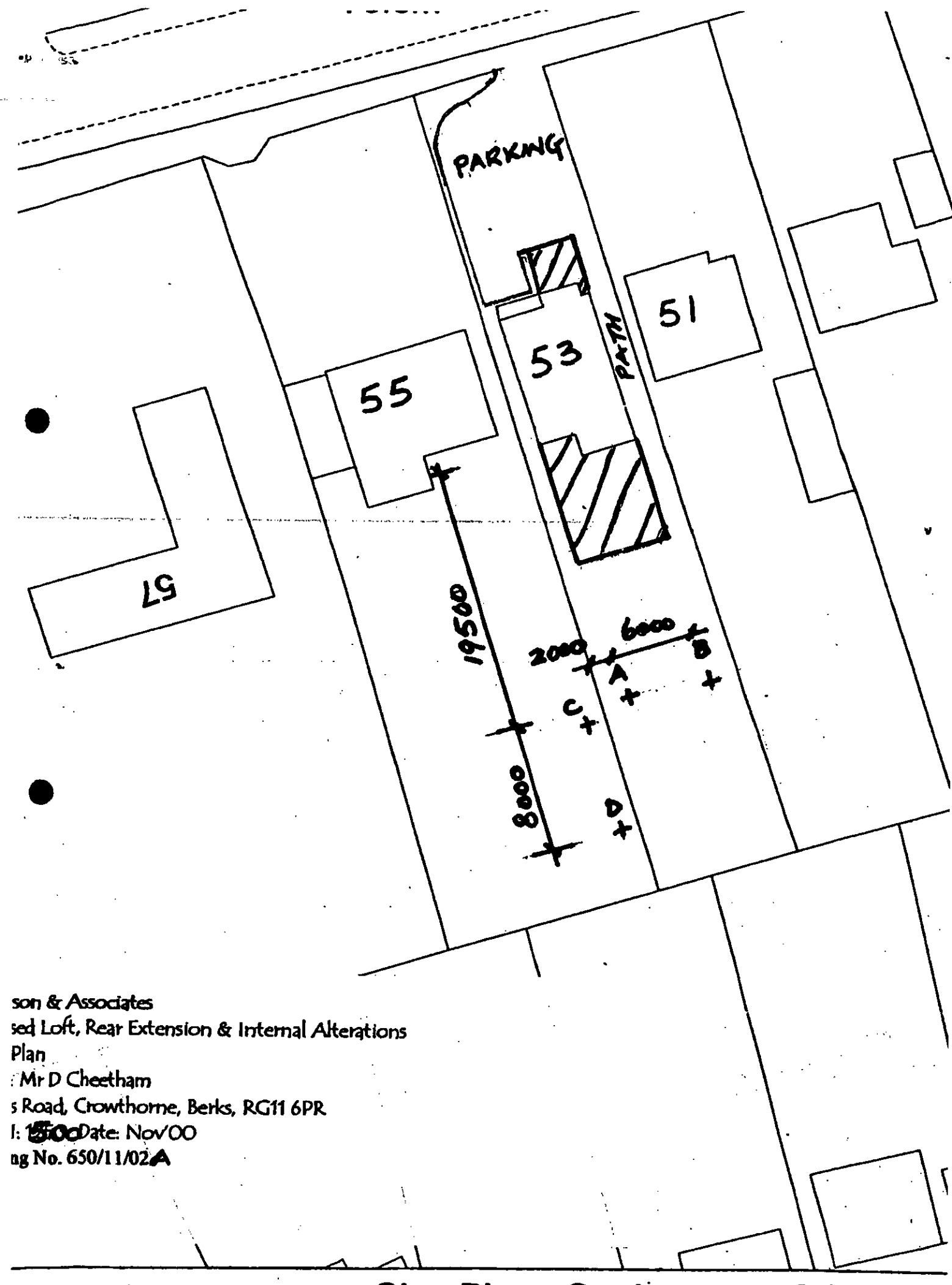
Date: 28 October 1999



son & Associates
sed Loft, Rear Extension & Internal Alterations
Plan
: Mr D Cheetham
s Road, Crowthorne, Berks, RG11 6PR
l: 1:500 Date: Nov'00
ng No. 650/11/02A

Site Plan, Scale: 1 to 500

TREE INFORMATION FOR:

53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A

Date: 12 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2884

Location: 53, Ellis Road, Crowthorne.

Proposal: Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Applicant: Mr D Cheetham C/O Anderson And Associates.

Case Officer: Helen Pollock

The new plans show the following: Location, size and species of trees at 53 Ellis Road. Drawing no 650/11/02A.

Comments are required by 22/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2884 (Planaps) / (Ludhouse) Date Rec. 11/01/01.

Location: 53 Ellis Rd

Parish Crowthorne.

Applicant:

Description of attached plans Plan showing location, size + species of trees at 53 Ellis Rd.

Drawing No's: 650/11/02A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 22/01/01 ~~17/01/01~~

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 12/01/15.

Yellow - Part One Copy
Green - Officer's Copy

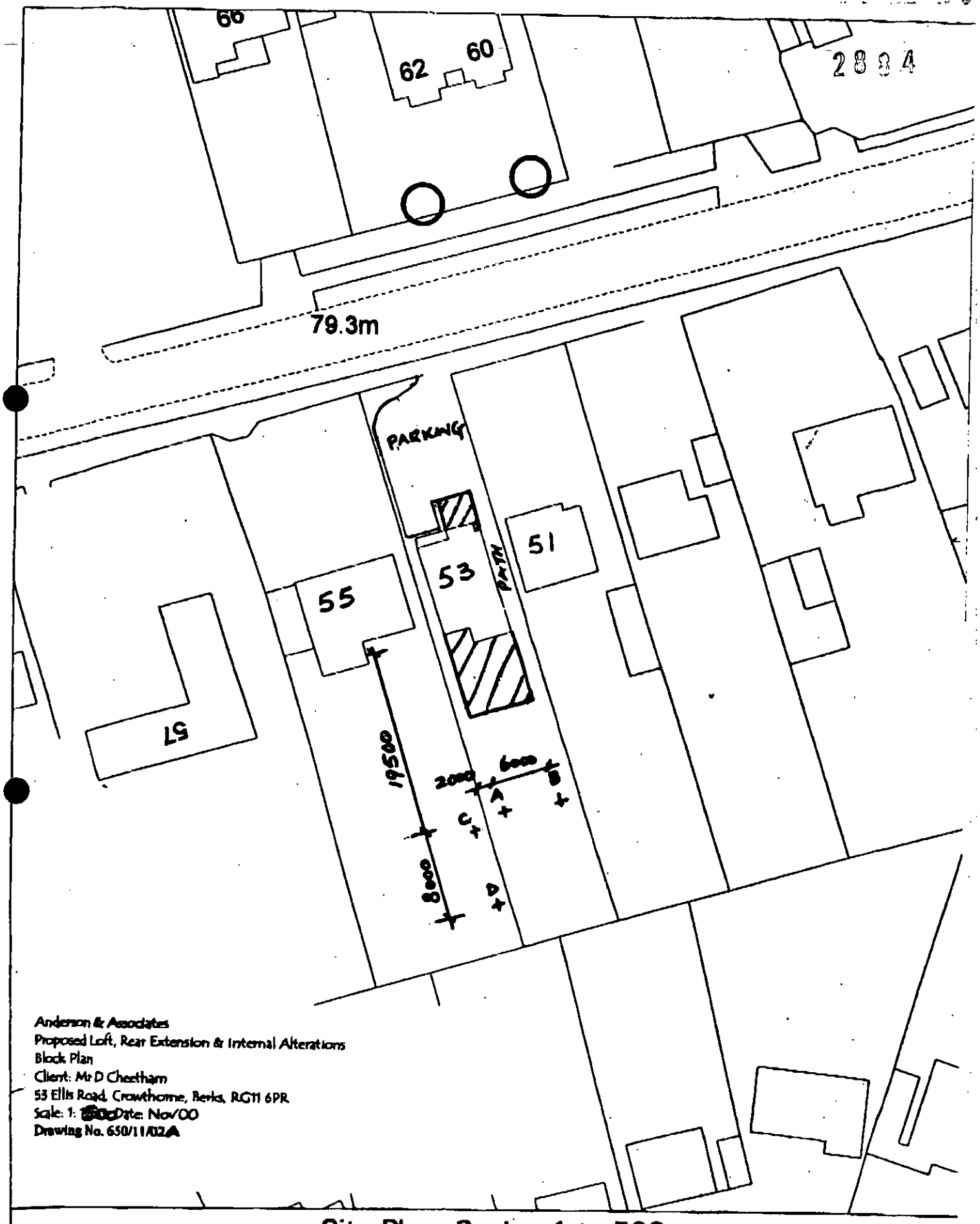
PLAN
2884

TREE INFORMATION FOR:

53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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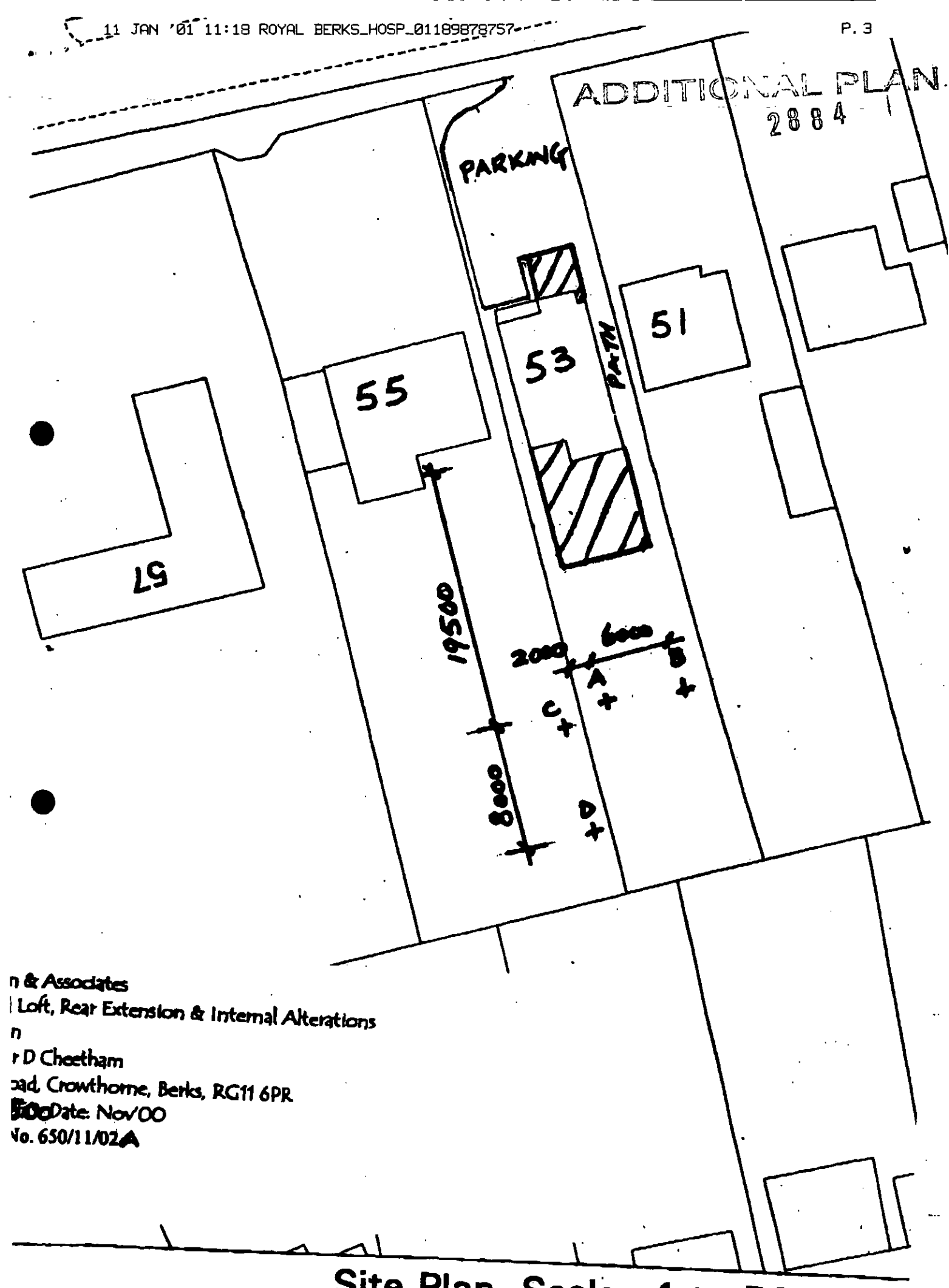
Date: 28 October 1999



n & Associates
Loft, Rear Extension & Internal Alterations
n
r D Cheetham
oad, Crowthorne, Berks, RG11 6PR
Date: Nov'00
No. 650/11/02A

Site Plan, Scale: 1 to 500

has been produced specifically for the

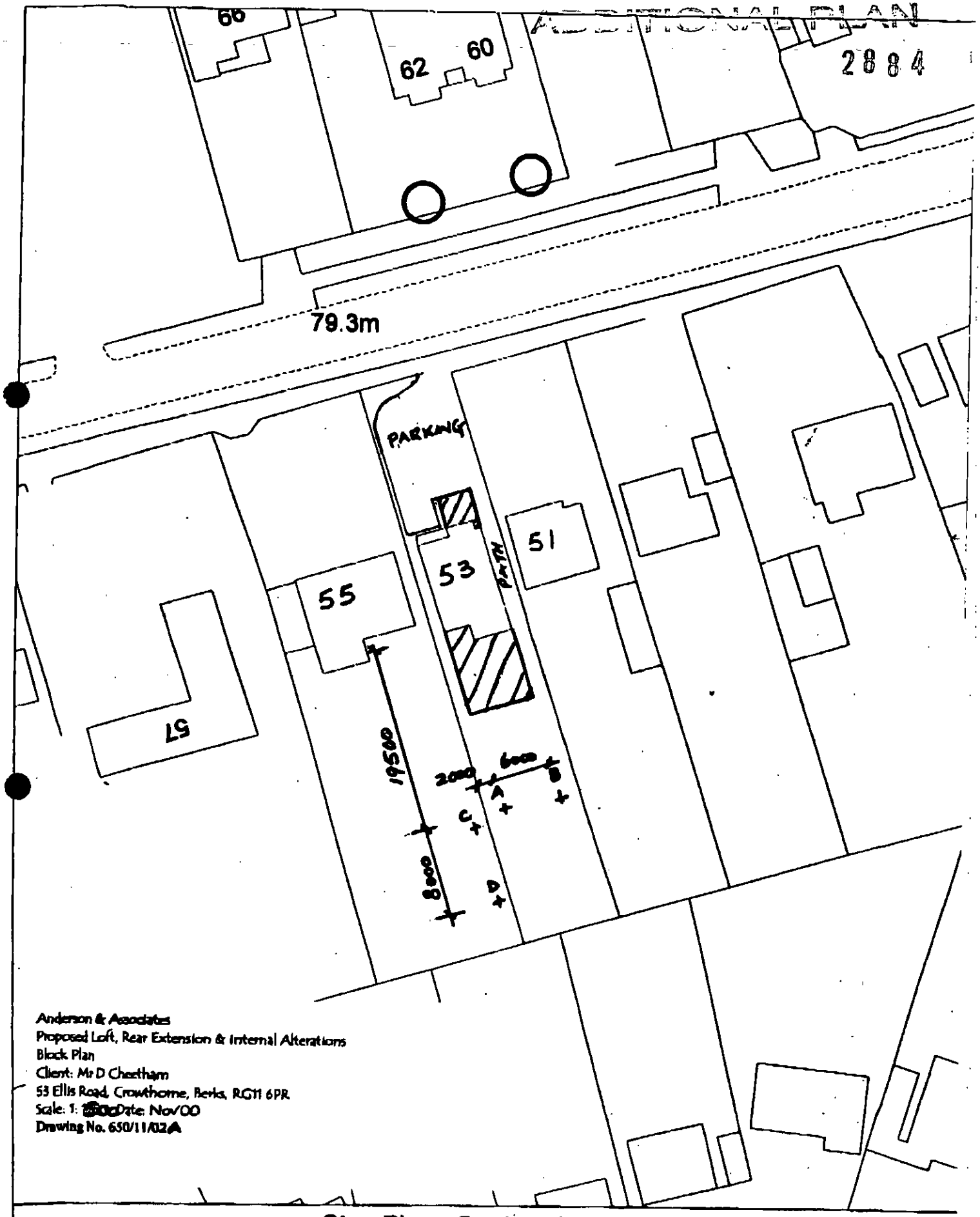
ADDITIONAL PLAN
2394

TREE INFORMATION FOR:

53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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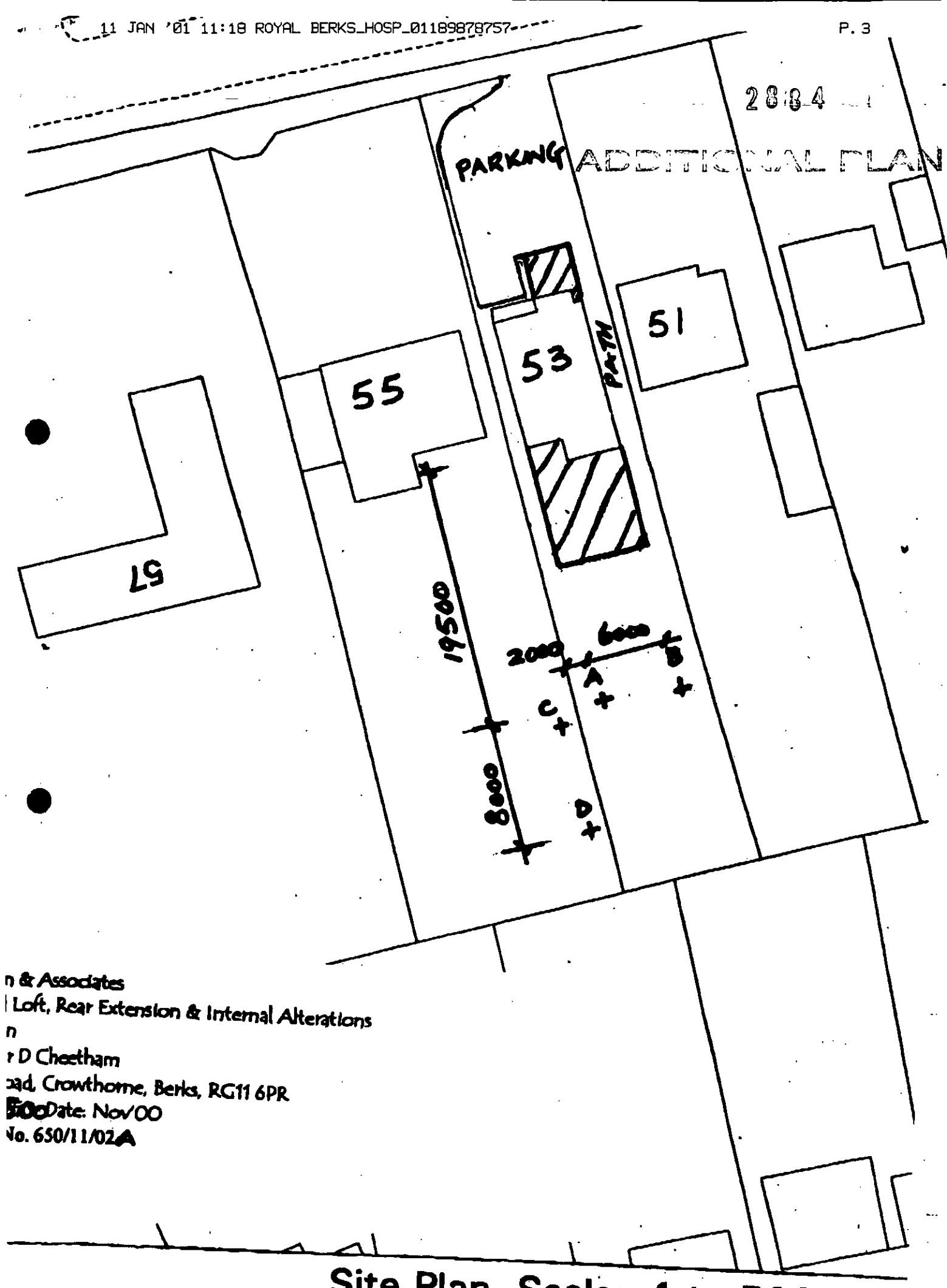
Date: 28 October 1998



n & Associates
l Loft, Rear Extension & Internal Alterations
n
r D Cheetham
oad, Crowthorne, Berks, RG11 6PR
Date: Nov'00
No. 650/11/02A

Site Plan, Scale: 1 to 500

has been produced specifically for the

WOKINGHAM DISTRICT COUNCIL

To Helen

Date 20/12 Time 8.15

WHILE YOU WERE OUT

Name Mr Anderson.

Of

Phone No. 987 8756. Ext.

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

MESSAGE (You called yesterday)

re/ 53 Ellis Rd.

Site plan requested to show location typ + size of trees.

- phoned 22/12 to request S/N moved from inside hse to more visable place.

Signed Natalie

Wokingham Without Parish Council Consultation Sheet

CS

Officer Helen Pollock

No F 2000 2884

Proposal rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Site 53 Ellis Road, Crowthorne.

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

12 December 2000

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2884

Proposal: Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
53, Ellis Road, , Crowthorne.

Applicant:
Mr D Cheetham C/O Anderson And Associates.

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

✓ below as applicable;

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

C049, R049.
C22, R122.
C137 (INSERT: extensions), R137.

Signed: _____ **Print name:** Adam Coggins 5/12/00

Environmental Services

For office use only.
Application number: 23.NOV.2000* 2884

Householder planning application form

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

1	Your name	MR D. CHEETHAM
	Address and postcode	53 ELLIS RD, CROWTHORNE, BERKSHIRE RG11 6PR
	Phone number	
2	Agent's Name	ANDERSON & ASSOC.
	Address and postcode	111 LONG LANE HILLINGDON, UXBRIDGE MIDDX. UB10 0AS
	Phone number	01895 236759
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ADDRESS IN NOTE 1 ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT, REAR EXTENSION, GARAGE & INTERNAL ALTERATIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. D. CARBTHAM

Date 15/11/00

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

~~THISTLEDOWN~~ ATHENA

ADDRESS 53 ELLIS ROAD

PARISH WOK / WITHOUT

PLOT No.

ORD. SHEET No. SU. 8363 N

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/562/70	MR. E. P. RAINER	CAR-PORT AT FRONT	6-1-71	REF
BRA5464 -	MR. S. BURT	LOFT CONVERSION	22.~~7.88~~ 11.88	REF APP

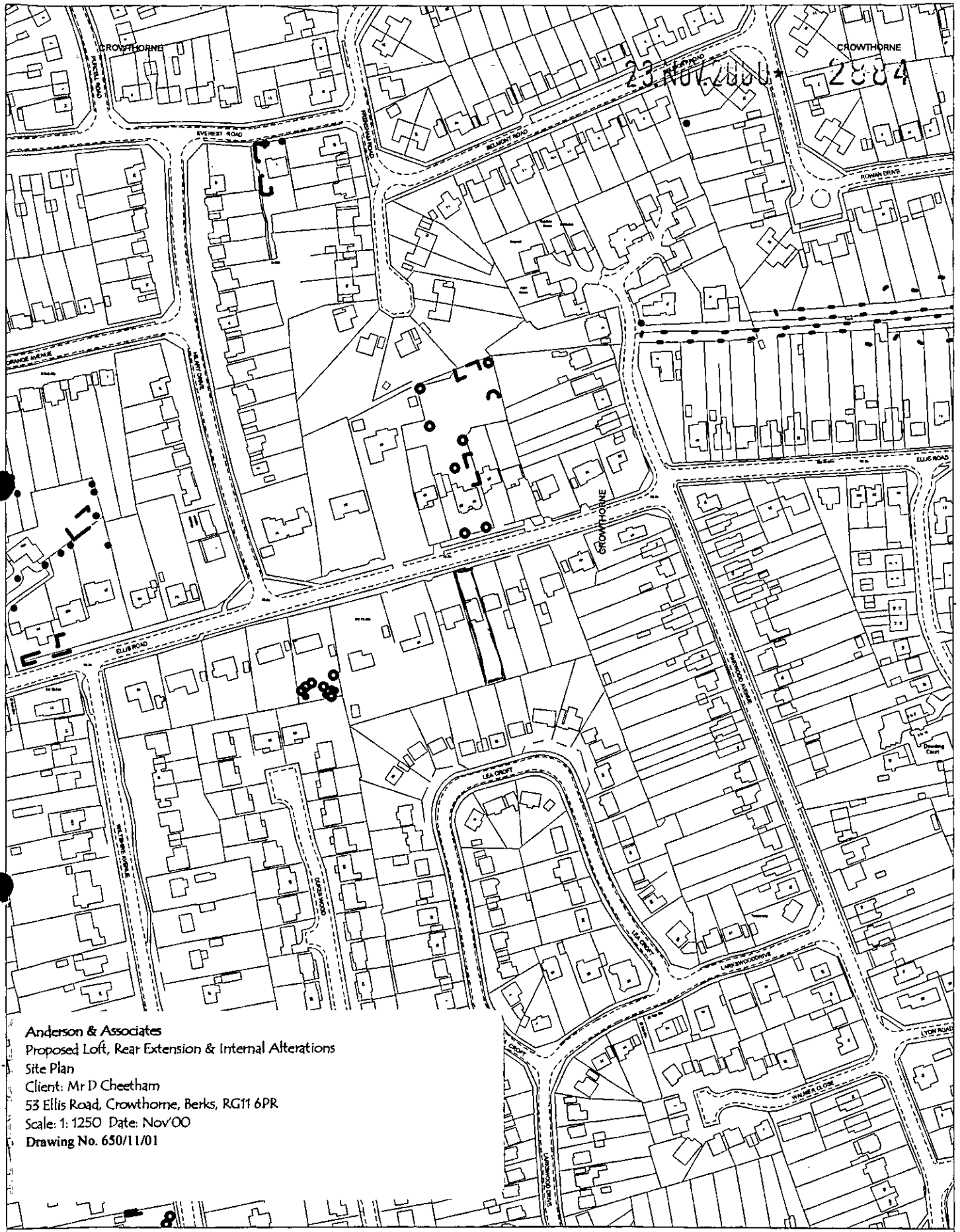
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Anderson - Eats - 23/6/00 -

DRAINAGE

091074



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Site Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 1250 Date: Nov'00
Drawing No. 650/11/01

Site Plan, Scale: 1 to 2500

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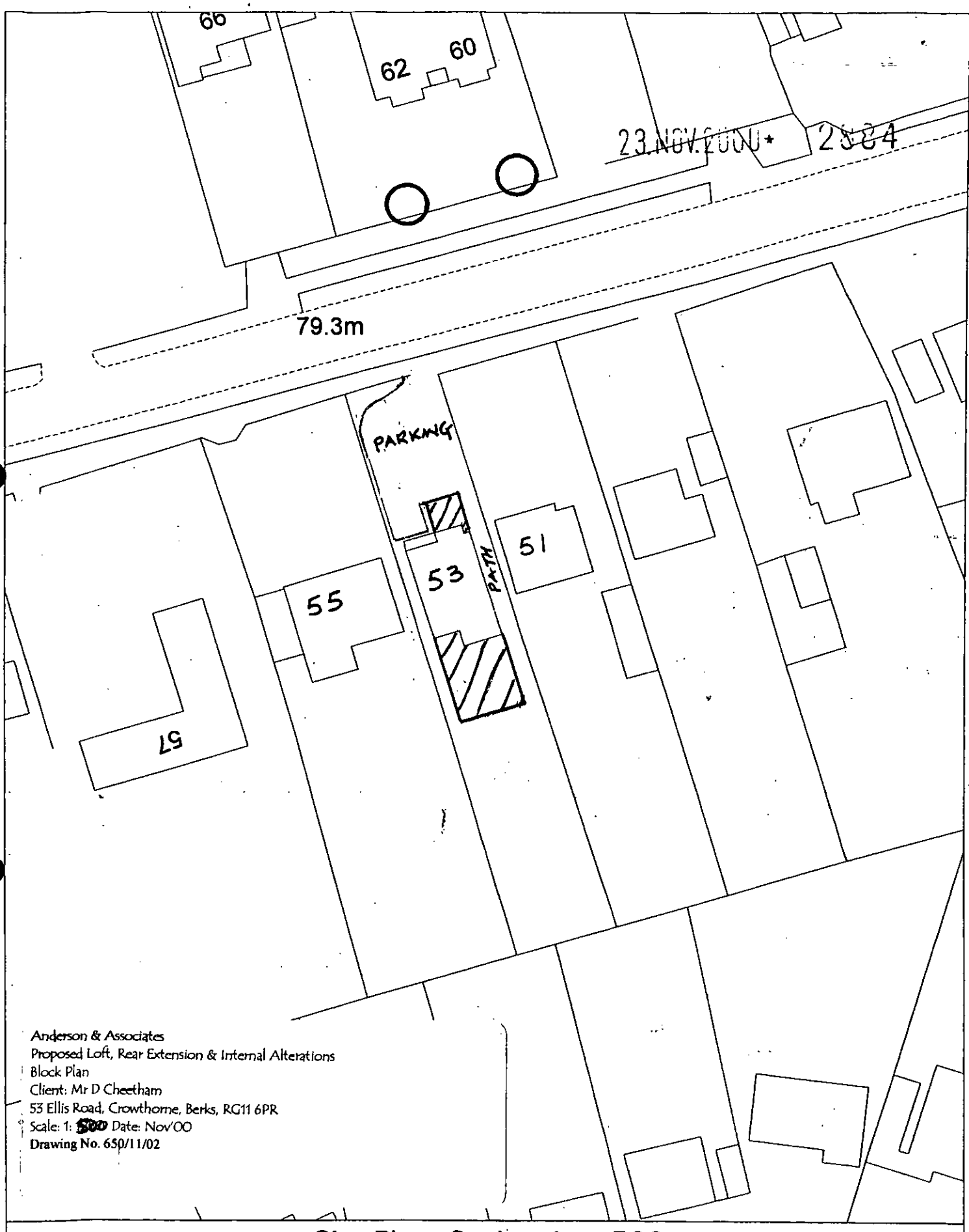
Date: 28 October 1999



Site Plan, Scale: 1 to 500

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Date: 28 October 1999

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP. ATTACHED (*)

Start date: 23 NOV 2000	
Officer: HP	Application No. F/2000/2884

Map No. 108 Site 0.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED REAR EXTENSION TO DWELLING AND RAISING OF ROOF WITH DORMER EXTENSIONS, PLUS FRONT EXTENSION TO FORM GARAGE

Location: 53 ELLIS ROAD

Parish: WOK W/OUT Ward: Wok w/out 4.12.2000.

Applicant: MR D CHEETHAM

Fee (3) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show trees on block plan		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	- upstairs windows ie roof lights not shown on 1st floor plan - 2 windows shown in different sizes/positions on floor plan/elevation (one is to the right of entrance door, the 2nd is the shower room window)		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
(Trees) .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... Pre-app attached .....

NEIGHBOURS:

S/N + 33, 35 Lea Croft ✓
51, 53, 60, 62 & 66 Ellis Road, Crowthorne

THISTLEDOWN ATHLNA

ADDRESS 53 ELLIS ROAD

PAR[redacted] 6/or /WITHOUT

PLOT No.

ORD. SHEET No. SU. 8363 /

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/562/70	MR. E.P. RAINER	CAR-PORT AT FRONT	6-1-71	RE
BLA5464 -	MR. S. HUNT	LOFT CONVERSION	22.11.88	REFU

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Anderson - Date - 23/6/00 -

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 23.NOV.2000* 2884

Householder planning application form

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

1	Your name	MR D. CHEETHAM
	Address and postcode	53 ELLIS RD, CROWTHORNE, BERKSHIRE RG11 6PR
	Phone number	
	Agent's Name	ANDERSON & ASSOC.
	Address and postcode	111 LONG LANE HILLINGDON MIDDX. UB10 0AS
	Phone number	01895 236759
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ADDRESS IN NOTE 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT, REAR EXTENSION, GARAGE & INTERNAL ALTERATIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & BRICKS TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
✓a	Six copies of this form signed and dated.		
✓b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
	N/A.	

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR D. CHEETHAM

Date 15/11/00

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

H.P

M[redacted]. G. Green
55 Ellis Road
CROWTHORNE
Berks
RG45 6PR
Tel. 01344 773494

21. Feb. 2001.

Re your letter of 15th February 2001.
Your ref. F. 2000/2884.
Application no. F./2000/2884.

I do think that obscure glazing on windows 650/14/05A. 06A - 07A. will help.

I am still of the opinion that the siting of windows looking out on both sides are not a good idea. Windows looking to the front and rear of the property would have been better for all concerned.

Yours sincerely,

B. G. Green

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS HP	
23 FEB 2001	
COPIES TO:	ACK:
	FILE:

665

By Hand 29.12.2000

"PROPOSED PLANNING

PERMISION AT

53 ELLIS ROAD CROWTHORNE

BERKS. R.G.45. 6.PR. 28.12.2000

Mrs B. G. Green
55 Ellis Road
CROWTHORNE
Berks
RG45 6PR
Tel. 01344 773494

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
ABP | CROWTHORNE
CS | HP
OBS 02 JAN 2001
COPIES TO: | ECHC:

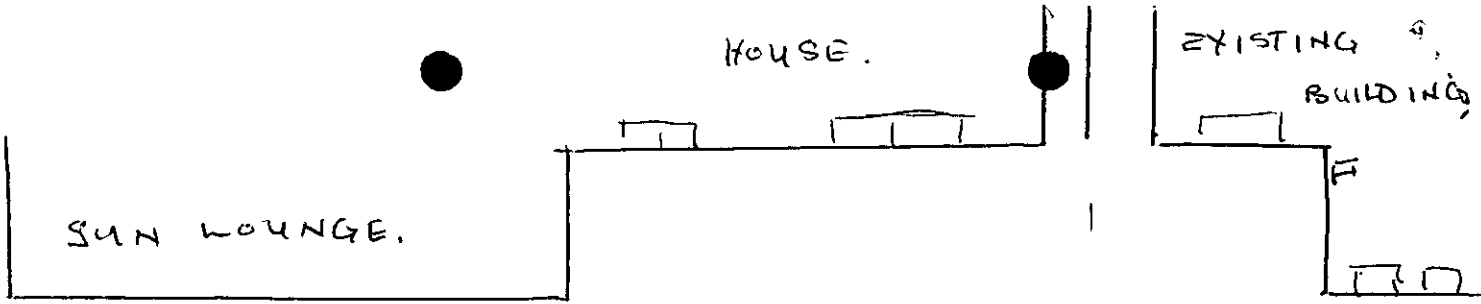
WITH REFERENCE TO THE ABOVE I AM NOT IN AGREEMENT WITH THE PLANS.

THE WINDOWS WILL OVERLOOK MY PROPERTY AND THOSE IN THE ROOF WILL LOOK DIRECTLY INTO MY SUN LOUNGE.

I HAVE TRIED TO DRAW A PLAN TO THE BEST OF MY ABILITY. I CAN BE CONTACTED AT THE ABOVE PHONE NO.

THANK YOU.

B. G. Green.



REAR ELEVATION NO 55

ELLIS ROAD

CROWTHORNE.

RG 45 6 PR.

NO 53

ELLIS ROAD.

01344762283

PLANNING SERVICES
POL
DC
APP
16
COPIES TO:
ACK

Wokingham Without Parish Council Consultation Sheet

Officer	Helen Pollock
No	F 2000 2884
Proposal	rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage. Addit. plans lodged 12/1/01 showing trees.
Site	53 Ellis Road, Crowthorne.

Committee's Comments

No objections. Addit plans re trees noted by cttee 15/01/01.

Signed : _____
Clerk to Wokingham Without Parish Council

16 January 2001

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 16 January 2001

Location:	53 Ellis Road, Crowthorne
Proposal:	Proposed rear extension to dwelling and raising roof with dormer extensions plus front extension to form garage.
Application Number:	F/2000/2884

In response to your consultation dated 12 January 2001 for the above application, the landscape comments are as follows:

The additional information submitted by the applicant indicating the position of the trees in the rear garden shows that the proposed extension will have no impact on the existing trees.

There are a number of conifers along the front boundary that may need to be removed as a result of the change in parking arrangements. I have no objection to this, but the applicant should consider additional planting within the front garden to replace the conifers if removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL PLAN

2884_J

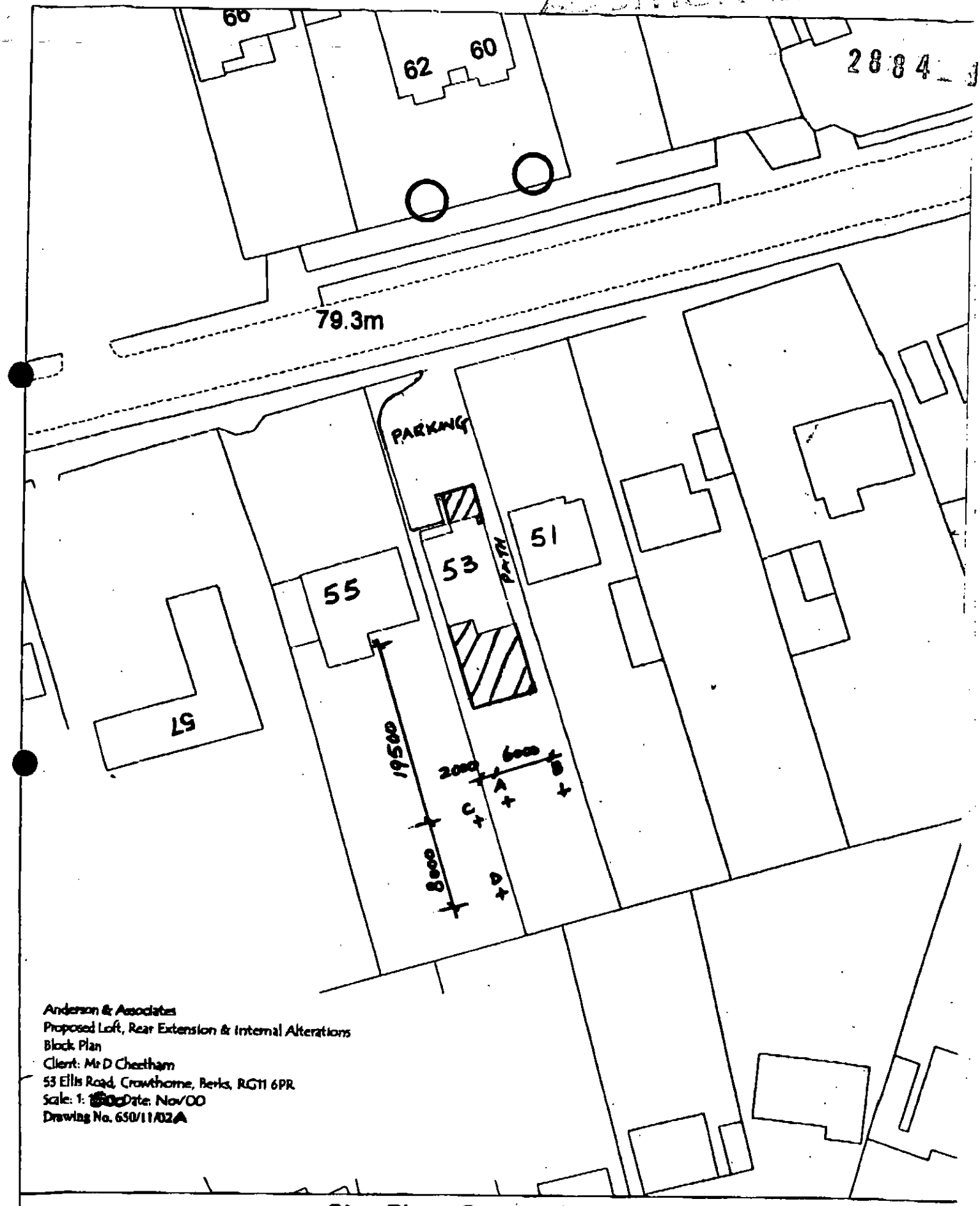
TREE INFORMATION FOR:

53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A

ADDITIONAL PLAN



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: [illegible] Date: Nov/00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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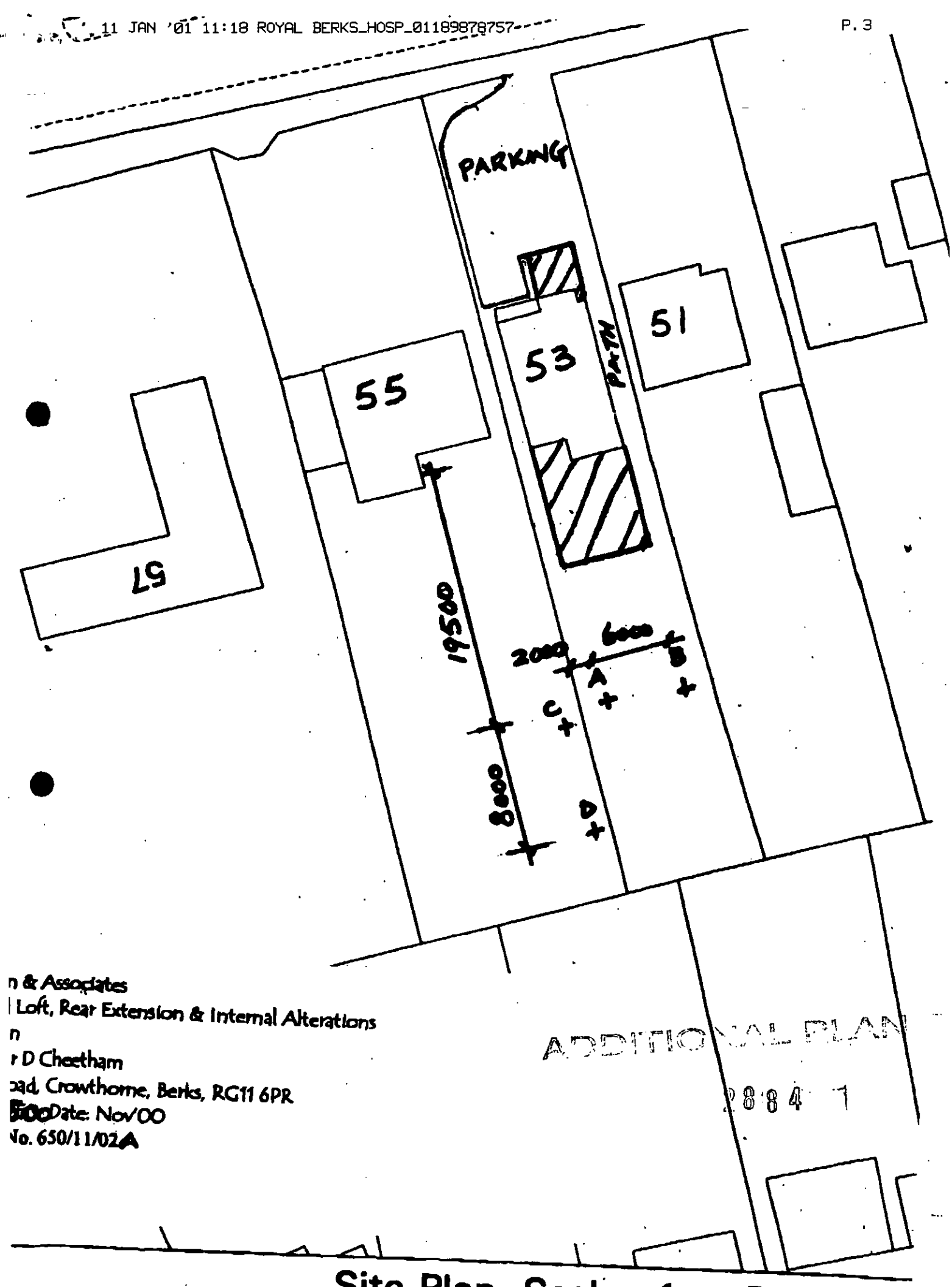
Date: 28 October 1999



n & Associates
| Loft, Rear Extension & Internal Alterations
n
r D Cheetham
oad, Crowthorne, Berks, RG11 6PR
Date: Nov'00
No. 650/11/02A

ADDITIONAL PLAN
2884 1

Site Plan, Scale: 1 to 500

has been produced specifically for the

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

22nd December 2000

38145

HP

COPIES TO:

Reply Required

Helen Pollock
Development Control
Environmental Services
WDC

Dear Helen Pollock

APPLICATION F/2000/2884
53 ELLIS ROAD, CROWTHORNE

I am writing to express my objection to this application.

Looking at the plans and the site from the road, this does seem to represent an overdevelopment of the site and an unacceptable effect on No 51, both to the front and to the rear.

I would be happy to discuss this with you after you have conducted your site visit. My home number is 01344 772388.

Yours sincerely

CLLR ANGUS ROSS

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 13 December 2000

Location:	53 Ellis Road, Crowthorne
Proposal:	Proposed rear extension to dwelling and raising roof with dormer extensions plus front extension to form garage.
Application Number:	F/2000/2884

In response to your consultation dated 4 December 2000 for the above application, the landscape comments are as follows:

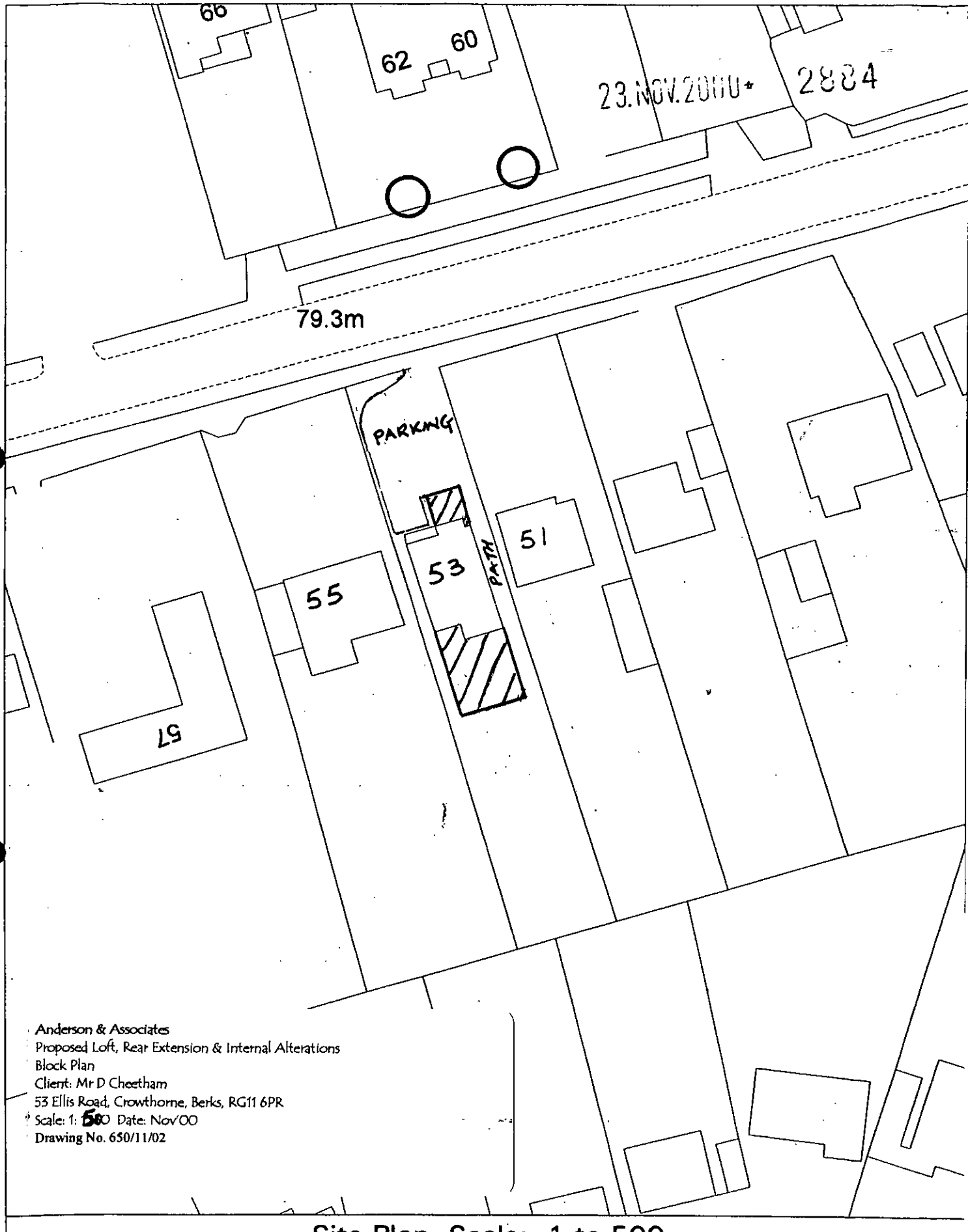
I have no objection to the proposals in principle, as although there are several trees in the rear garden it looks as if they are far enough away not to be damaged by the rear extension which is shown to extend considerably into the rear garden. However to make an accurate assessment, the applicant needs to plot the trees onto the site plan indicating, location, size and species.

There are a number of conifers along the front boundary that may need to be removed as a result of the change in parking arrangements. I have no objection to this, but the applicant should consider additional planting within the front garden to replace the conifers if removed.

Catherine Brimble

Requested 19/12

Catherine Brimble
Landscape Architect



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02

Site Plan, Scale: 1 to 500

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Date: 28 October 1999

By Hand
29.12.2000

51 Ellis Road
Crowthorne
Berks. RG45 6BR
29-12-00

W.D.C.
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End Wokingham
Berks. RG40 1WR

FAO: Helen Pollock

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS MSS	HP
02 JAN 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir/Madam,

Re: Application No: F/2000/2884
Site Address: 53 Ellis Road, Crowthorne
Proposal: Rear extension, raise roof, front extension

We object to the following:

Ground floor level - immediately facing our property - the proposed 2 new windows which face our property.

Upstairs - 1st Floor
Again facing our property we object to the 3rd Apex which immediately overlooks our lounge + patio

General Comment

Overall, the proposed extension appears too large for the plot as appears 'out of proportion'.

Yours faithfully

K Ellis (Mrs)



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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000 Scale: 1 : 1250

N W E S



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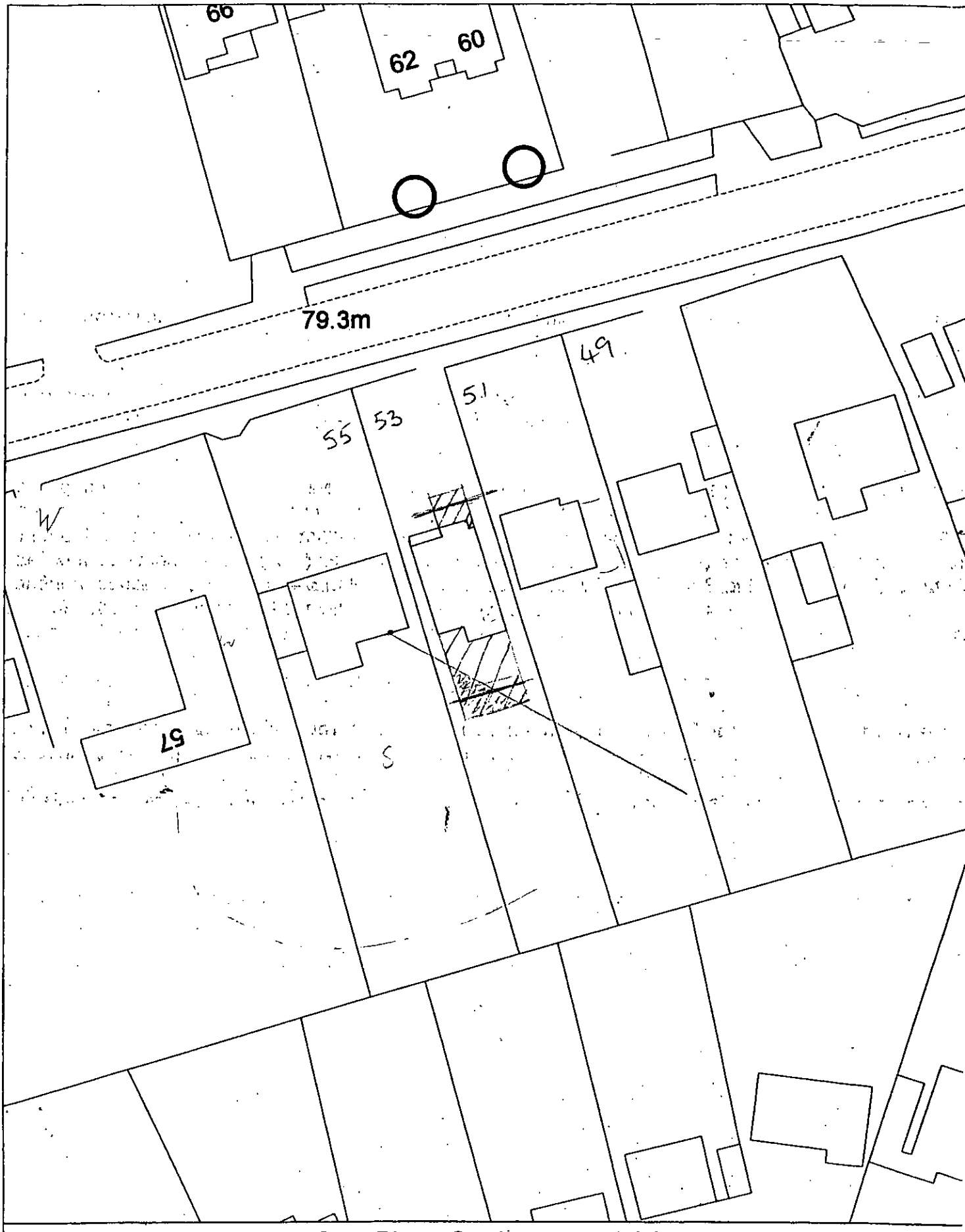
Development Control Section, Environmental Services, Wokingham District Council.

22 June 2000

Scale: 1 : 500

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 28 October 1999



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Site Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 1250 Date: Nov'00
Drawing No. 650/11/01

Site Plan, Scale: 1 to 2500

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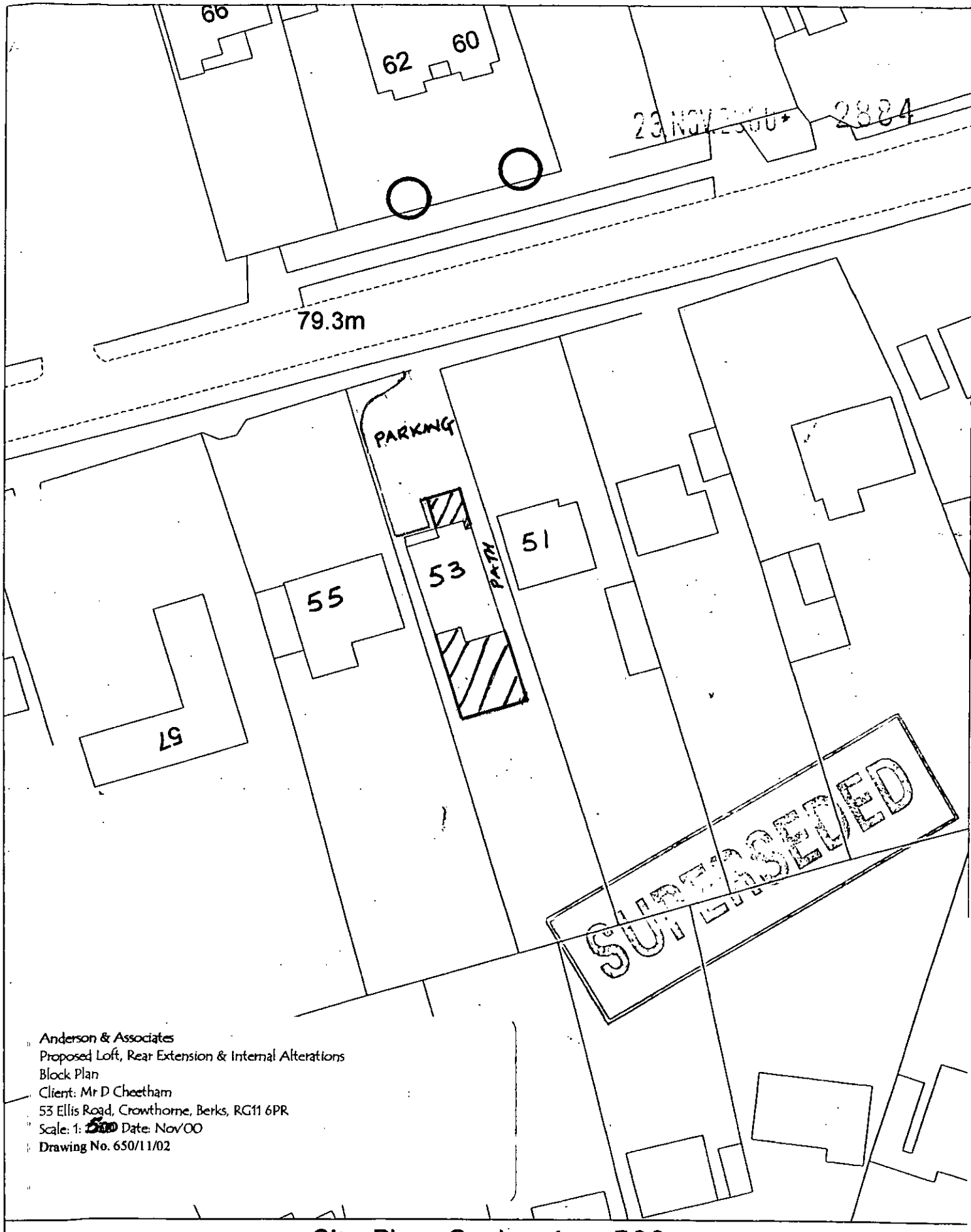
Date: 28 October 1999



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: 500 Date: Nov'00
Drawing No. 650/11/02

Site Plan, Scale: 1 to 500

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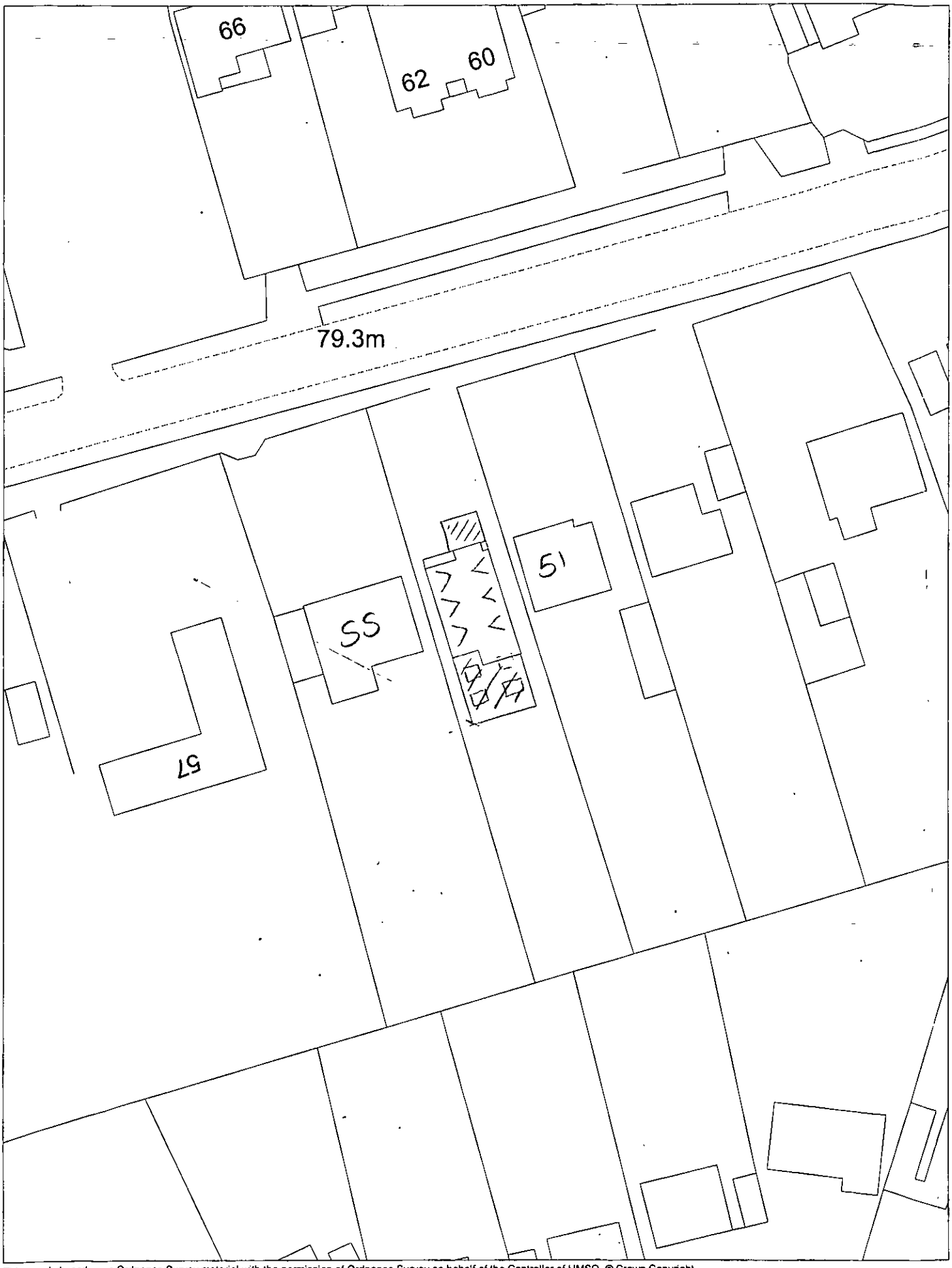
Date: 28 October 1999



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2001

Scale: 1 : 500

N
W E
S

SYSTEMS LTD

SOUTHPORT U.K. Te
LONDON OFFICE Te

APPLICATION NO.2884

Name of appellant:
Mr D Cheetham

Site address:
53, Ellis Rd

Proposal:Proposed rear extension to dwelling & raising roof with dormer extensions plus front extension to form garage

Case Officer:HP

10/2/15

Appeal Decision

Site visit made on 26 November 2001

by Stephen Amos MA(Cantab) MCD MRTPI

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

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 DEC 2001

Appeal Ref: APP/X0360/A/01/1072695
53 Ellis Road, Crowthorne

- 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 D Cheetham against the decision of Wokingham District Council.
- The application (Ref. F/2000/2884), dated 15 November 2000, was refused by notice dated 12 March 2001.
- The development proposed is "loft, rear extension, garage and internal alterations".

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The development description above is from the application. The Council's description of "rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage" is more comprehensive, and I have treated the appeal on that basis. The scheme I have considered is that shown on Drawing Nos. 650/11/05A, 06A and 07A.

Main Issues

2. The main issues are the effects on the street scene, and on the living conditions of neighbouring residents by overlooking, loss of privacy and loss of outlook.

Planning Policy

3. Relevant development plan policy is in the South East Area Local Plan (LP). Policy SBE2 provides that development that is inappropriate in its relationship with adjoining sites and buildings, or which would adversely affect the character of the area, will not normally be permitted. There is also a draft Wokingham District Local Plan (draft LP), although it merits only limited weight as the Council has yet to receive and consider the Inspector's report. The provisions of Policy WOS3 include that development should be appropriate in character to the area, and should be integrated into the local context without detriment to the amenities of adjoining land uses and occupiers. Policy WBE1 expects the design of development to respect its local context, and includes environmental impact and the privacy and amenity of the existing environment in the matters to which regard is to be given.

Reasons

4. The appeal relates to a bungalow on a long narrow plot on the south side of Ellis Road. The road has a variety of dwellings, and the site lies between a bungalow and a chalet property with rooms in the roof. As a result of that juxtaposition, the raising of the roof in itself would not be detrimental to the street scene, since the height of the raised roof would not exceed the height of No 51, adjacent to the east. The forward extension to form a garage need not be out of keeping with the street scene. Other properties to the east have forward

projecting garages, and the proposed floor plan is annotated to the effect that the garage would not protrude beyond the garages at Nos 47 and 49, which are part of the same street scene. The merits of that element of the scheme would not be directly comparable to those of the much earlier application to put a carport in the front garden, which was refused.

5. In order to allow for adequate light within the first floor rooms, it is proposed to construct 6 pitched roofed dormer windows, 3 in each side of the main roof. Those dormers, particularly the forwardmost ones would be prominent elements in the appearance of the property within the street scene. They would significantly increase the visual bulk and mass of the building, and contrast adversely with the less interrupted lines of the roofs of the neighbouring buildings. The result would have an ungainly and contrived appearance, in relation to which, notwithstanding the range of dwelling types in the vicinity, I saw nothing of directly comparable effect nearby. In my view, the side facing dormers as part of the overall scheme would appear at significant variance with the existing character and appearance of the street scene, which would be materially harmed as a result.

6. On the second issue, the proposal was amended to reduce the extent of the projection into the back garden. Nevertheless, comparison of Drawings 650/11/04 (Existing Floor Plans) and 650/11/05A (Proposed Floor Plans) shows that the extension would project about 8m beyond the existing rear wall on the west side of the property (where existing bedroom 1 is located), and about 5.5m beyond the existing rear wall on the east side of the property (where the existing kitchen and bathroom are located). The extension would reduce significantly in height towards the rear. However, it is my assessment that the extent of that rearward projection would result in an overbearing effect on the outlook of the occupiers of the neighbouring properties, both from within the dwellings and from their back gardens.

7. No 55 Ellis Road would be most affected, as the outlook from No 51 presently includes the rearward projecting part of the existing bungalow, containing the kitchen and bathroom, and some outbuildings. However, the overbearing effect on the outlook of the neighbours would be added to by increased overshadowing of their gardens that could be anticipated at certain times of day. I have taken account of the conifer trees to the rear of 55 Ellis Road, but they are more distant from that dwelling than the extensions would be, and any overshadowing they may cause would in no way mitigate the further impact of the proposal.

8. The appellant has tried to prevent any effect in terms of overlooking and loss of privacy by proposing obscure glazing of the dormer windows. However, that could only be secured by way of a planning condition, and in assessing if that is appropriate I must apply the tests in Circular 11/95, including that of reasonableness. Apart from the window that would serve 2 bathrooms, the dormers would give light to bedrooms. In my opinion, it would not be reasonable to require obscure glazing of windows to main habitable rooms of that type, as such glazing would have an oppressive effect on the living conditions within. Moreover, to prevent people looking out, the condition would also need to preclude opening of those windows, which would increase the unreasonableness in relation to the living conditions created. Therefore, I must consider the proposal on the basis that the inclusion of clear glazing and opening casements could not reasonably be prevented.

9. The proposed dormers would face, and be close to, the side boundaries of the neighbouring dwellings. The windows to the proposed master bedroom at the front would have least impact in terms of loss of privacy to the neighbours, since they would overlook the sides of the adjacent dwellings. There are no windows in the side elevation of 55 Ellis Road to be

affected by such overlooking, and there are no main habitable room windows in the relevant side of No 51. However, the windows of bedrooms 2 and 3 facing westwards would facilitate overlooking of the private rear garden of 55 Ellis Road from very close proximity, and the eastward facing window of bedroom 2 would allow overlooking not only of the rear garden of 51 Ellis Road, but also of the glazed doors in the side of its rear extension. The extent of screening by fences and vegetation on the boundaries is not such as to prevent that overlooking. Therefore, the proposal would cause serious harm to the occupiers of both 51 and 55 Ellis Road, in terms of loss of outlook, overlooking and loss of privacy.

10. My conclusions on the 2 main issues together lead me to the assessment that the proposed development would have an inappropriate relationship with adjoining sites and buildings, and would adversely affect the character of the area, and so would conflict with LP Policy SBE2. It would also conflict with draft LP Policy WOS3, as it would be detrimental to the amenities of adjoining occupiers, and with draft LP Policy WBE1, as it would not respect the local context and would harm the privacy and amenity of the existing environment.

11. The appellant has argued that the building is dilapidated and so affects the street scene and adjoining properties. However, the extent of the works proposed cannot reasonably be regarded as essential to improving its appearance, and so that argument does not outweigh the harm I have identified. I have noted that negotiations with the Council took place, and that alterations were made to the scheme as a result. However, my assessment of the proposal is of its planning merits, which I have found to be harmful in relation to the 2 main issues. The appellant has suggested that further alterations could have been made, but the role of the appeal process is to consider the scheme that was refused by the Council.

Conclusions

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

Formal Decision

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

Information

14. 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.

Stephen Ames

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

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APP | DR
DEC 2001
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/2884

Our Ref: APP/X0360/A/01/1072695

Date: 5 December 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D CHEETHAM
SITE AT 53 ELLIS ROAD, CROWTHORNE

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

G-Nall

PP Mrs Margaret Pocock

COVERDL1

The Planning Inspectorate

HP

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

Direct Line 0117-3728701
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8701

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

Your Ref: F/2000/2884

Our Ref: APP/X0360/A/01/1072695

Date: 7 November 2001

PCL
493637
DC
09 NOV 2001
COPIES TO:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D CHEETHAM
SITE AT 53 ELLIS ROAD, CROWTHORNE

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

Mr Steve Amos MA(Cantab) MCD MRTPI

The Inspector will visit the appeal site at 14:30 on 26/11/2001. 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.

143 D3.

Yours faithfully



pp Miss Corrina Clements

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

209D

Tel. (0118) 974 6448 (Direct Line)
Date: October 15, 2001
My ref: F/2000/2884
Your ref: APP/X0360/A/01/1072695

Mr S Campbell
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 Mr Campbell

APPEAL BY: Mr D Cheetam
SITE: 53 Ellis Rd, Crowthorne

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 6, 2001
My ref: F/2000/2884
Your ref: APP/X0360/A/01/1072695

Miss A Groves
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 Miss Groves

APPEAL BY: Mr D Cheetham
SITE: 53 Ellis Rd, Crowthorne

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 6, 2001
My ref: F/2000/2884
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 Anderson
c/o Anderson & Associates
111 Long Lane
Hillingdon
Uxbridge
Middx
UB10 0AS

Dear Sir

APPEAL BY: **Mr D Cheetham**
SITE: **53 Ellis Rd, Crowthorne**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

PLANNING DEPT 47390
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APP DG
GO
- 5 SEP 2001
FILE

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

Your Ref: F/2000/2884

Our Ref: APP/X0360/A/01/1072695

Date: 3 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D CHEETHAM
SITE AT 53 ELLIS ROAD, CROWTHORNE

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.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

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

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, 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. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure 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

Miss Amanda Groves

102(BPR)

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 _____ (on behalf of) MR. D. CHEETHAM

Name (in capitals) L. ANDERSON (MR) Date 26/08/01

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

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Section
  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 us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received 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 March 2001

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47222

The Planning Inspectorate

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

DC
CS

For official use only	
Date received	

31 AUG 2001

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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 8939.

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. D. CHEETHAM

Address 53 ELLIS ROAD
CROWTHORNE, BERKSHIRE
Postcode RG 11 6PR.

Daytime phone no 07718915350
Fax no —
E-mail address —

B. AGENT DETAILS (if any)

Name MR. ANDERSON C/O ANDERSON & ASSOCIATES

Address 111 LONG LANE
HILLINGDON, UXBRIDGE
MIDDX.
Postcode UB10 0AS

Your reference
Daytime phone no 07973 794382
Fax no 01895 236759
E-mail address anderson_laurel@ (UNDERSCORE) hotmail.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 15/11/00

LPA's application reference no F/2000/2884

Date of LPA's decision notice (if issued) 12/03/2001

D. APPEAL SITE ADDRESS

Address 53 ELLIS ROAD

CROWTHORNE

BERKSHIRE

Postcode RG 11 6PR.

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 REAR EXTENSION TO DWELLING AND RAISING OF ROOF WITH DORMER EXTENSIONS PLUS FRONT EXTENSION TO FORM GARAGE

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. ☐

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

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

Please turn over

H - GROUNDS FOR APPEAL

Document1

Consultation with the first planning officers first began in June 2000. Two draft option proposals were submitted for discussion and a response came back on June 23rd 2000 expressing the proposals would not be considered because the proposed alterations were overbearing and overlooking upon neighbouring properties.

Document 2

With this in mind revised plans were prepared and submitted with a formal application in November 2000. On the 23rd November 2000 a new planning officer was appointed to this case. The planning officer requested information regarding the tree species in addition to clarifying the positions of the upper floor windows and roof lights.

In December 2000, neighbouring owners were consulted and concerns were raised regarding the overlooking to adjoining properties. These concerns where discussed with the planning officer who also raised the additional issues:

Bulkiness of the rear extension.
Over shadowing to the adjoining properties.
The proposed integral garage protruding beyond No. 49.
Provision for off road parking for two cars.

The planning officer advised that the proposal should be reduced by 2m which would make the application more acceptable and ultimately lessen the impact of bulkiness on the neighbouring properties.

Document 3

The issues raised by the planning officer were discussed with my client who was not happy to reduce the rear extension, as this would spoil the design layout he was trying to achieve. After looking at the facts and the impact it would have on his neighbours, the drawings were amended to show the following:

A reduction of the rear extension by 2m.
Glazing to dormer windows shown using obscure glazing.
Garage amended so that the proposed extension would not protrude beyond the building line of No. 49.

Document 4

Please note that all the issues were covered and revised drawings re-submitted. Following a subsequent telephone conversation with the planning officer I was informed that a letter confirming approval would be sent week commencing the 12th March 2001.

Having waited a week later, I called the planning officer and asked why there was a delay. I was told only that the head of the department was delaying the letter. I asked what was the reason. The planning officer did not know at this time. I called again that week and was told that the application was refused based on policies SBE2, WOS3 and WBE1.

Conclusion

Having taken the advice of the planning department and taken stringent steps (as outlined by the planning department) we sought to take their advice in order to comply with all the relevant policies. We have complied, prepared and altered plans to ensure that we would not affect neighbouring properties and the environment. However, having taken all necessary measures to ensure compliance it appears that the Planning Officers comments and advice would not be valid and retrospectively this exercise has been a total waste of time and money.

Facts:

1. The rear extension was reduced by the advice from the planning officer on two occasions to reduce the bulkiness.

2. There are a number of conifers at the rear of the property of No. 55, which causes shadowing, and reduction in light to its own premises.

3. The over looking caused by the dormer windows, have been solved by the use of obscure glazing.

4. The integral garage has been reduced to ensure that it does not protrude beyond No.49.

5. Additional parking can be achieved for two or more cars.

6. All the properties on this road are of different design and vary in size.

7. Consultation has been sought with the planning department throughout this application.

8. No indication was given in writing to say that other issues were not covered or outstanding.

Without prejudice, because the current owner was approached for the sale of his premises and declined the offer; this may have assisted in the disagreement and fuelled the argument and it appears that a councillor was involved in the decision. The property has been in a poor state of repair for some time and the client now wants to retain the property for his family home.

Planning Appeal for 53 Ellis Road, Crowthorne, Berkshire, RG11 6PR.
LPA's application ref. No. F/2000/2884

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

Please turn over

H. GROUNDS OF APPEAL

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

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

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

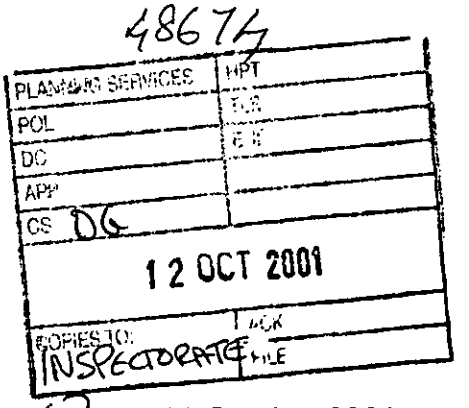
Please continue on a separate sheet if necessary.

(PLEASE REFER TO THE ATTACHED SHEET)

H. GROUNDS OF APPEAL (continued)

Please turn over

4867



DELIVERED BY HAND 12.10.01
Denise Grumbrell
Appeals Assistant
Environmental Services Department
Planning Services
PO Box 157 shute End
Wokingham
Berkshire RG40 1WR

X2 · 11 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY: Mr D Cheetham
SITE: 53 Ellis Road, Crowthorne
PROPOSAL Proposed rear extension to dwelling & raising of roof with dormer extensions plus front extension to form garage.
Your Ref: F/2000/2884

As immediate next door neighbours to the proposed extension we object to the following:

- An upstairs window that would immediately look down into our lounge/sitting room and would invade our privacy. However, in the event the planning appeal be granted, then we would ask that the window(s) overlooking our property from upstairs be frosted glass and unopenable with extractor facility, if a bathroom.

- The proposed rear extension that is proposed to tag onto the back of the current building seems in excess of what the required limit is.

- As regards the front extension of a garage this would seem to be out of keeping with the existing building line.

- The extension 'appears' to be top heavy for the actual plot which is only narrow.

Yours faithfully

.....
Mr & Mrs M J Smith
The Chalet
53 Ellis Road
Crowthorne
Berkshire RG45 6PR

Tel. (0118) 974 6448 (Direct Line)
Date: October 15, 2001
My ref: F/2000/2884
Your ref: APP/X0360/A/01/1072695

Mr S Campbell
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 Mr Campbell

APPEAL BY: Mr D Cheetham
SITE: 53 Ellis Rd, Crowthorne

With reference to this appeal, I enclose 2 copies of third party correspondence.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr D Cheetham

APPEAL SITE : 53 Ellis Road, Crowthorne

REASON FOR APPEAL : Refusal of Planning Permission for the erection of a rear extension to the dwelling and raising of the roof with dormer extensions plus a front extension to form a garage.

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/2884

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1072695

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located within the identified settlement of Wokingham Without, and is sited within a predominantly residential area (see Appendix 1 for site location).

1.02 Number 53 Ellis Road is a two bedroom detached bungalow. The property is set back from the road by around 18 metres and the front building line is around 1 metre forward of the building line of the neighbouring bungalow at 55 Ellis Road and 0.5 metre forward of the two storey house at 51 Ellis Road.

2.0 RELEVANT PLANNING HISTORY

2.01 The property has had only one relevant planning application which was determined in November 1970 (application number R/562/70, a copy of the decision notice and plans for which can be found in Appendix 2). It was proposed to erect a carport to the front of the property, the proposal was refused as it was to be set forward of the building line to the detriment of the visual amenities of the locality and could set a precedent for similar applications.

2.02 In March 2001, the appeal planning application (F/2001/2884) for the proposed erection of a rear extension to the dwelling and raising of the roof with dormer extensions, plus a front extension to form a garage, was refused under delegated powers for the following reason:

1)

"The proposed development by reason of its bulk and massing would form a dominant and overbearing feature giving rise to a perceived loss of privacy to the detriment of the residential amenity of the adjacent dwelling (Number 55 Ellis Road). As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan."

3.00 POLICY BACKGROUND

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

Berkshire Structure Plan (1996 - 2006)

The Berkshire Structure Plan (1996 - 2006) was adopted on 4 November 1995 and is the statutory Structure Plan for the area.

South East Area Local Plan (Adopted 5 May 1995)

The South East 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 the 21 November 1996 resolved to "reaffirm the decisions of the 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".

Wokingham District Local Plan (Deposit Draft 1997)

The Draft Wokingham District Local Plan (WDLP) was placed on deposit from 21 October to 2 December 1997 and has formed the basis for the development control decisions since 21 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 is not expected until December 2001 (with the exception of policy WSM1, which is not relevant to this appeal).

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policies are (see Appendix 3):
WOS3 – Development Control Principles
WBE1 – Development in its local context

3.03 The relevant South East Area Local Plan policies is (see appendix 4):
SBE2 – Inappropriate design

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The main issue raised by this application is that of the bulk and massing generated by the proposal and the impact of that upon the neighbouring property and the streetscene.

4.02 The proposed extension (revision A) would extend the property out to the rear by 5.5 metres across the full width of the property and to the front by 3.1 metres for 3.8 metres in width to the east side of the dwelling. It would also involve the infilling of the existing covered area to the front of the property and the raising of the roof from a maximum of 5.6 metres to 6.1 metres and the insertion of six large pitched roofed dormer windows.

4.03 The new roof line at 6.1 metres would extend in a south easterly direction for 10 metres and would be hipped at either end to meet a lower section of roof; the existing roof is at its maximum height of 5.6 metres for only 3 metres the proposal would therefore result in a substantial increase in the bulk of the property. To the front the roof would drop to 4.8 metres (1.3 metres above the existing) and to the rear to 5.2 metres (0.7 metres above the existing).

4.04 The proposed extensions would extend roughly 8.5 metres beyond the existing rear building line of the neighbouring property at No.55 and although the roof would be pitched away from the property it would form an obtrusive and unneighbourly feature which would be dominant and overbearing. This is considered to be detrimental to the residential amenity of neighbouring occupiers.

4.05 The proposed garage to the front of the property would also form a predominant feature to the detriment of the visual amenities of the locality, extending beyond the front building line of both No.53 and the neighbouring properties by more than 3 metres. A car port was proposed at this property in 1970 forward of the building line and was refused due to the visual impact of its location forward of the building line and the precedent that this may set. Although this application was some 30 years ago the reasons for its refusal still stand today and could be considered to be relevant to this application.

4.06 It is considered that these proposals would have a very overbearing and intrusive impact upon the neighbouring property (No.55) generating an oppressive bulk; which would detract severely from the enjoyment of the dwelling house and garden. Whilst also having a detrimental impact upon the streetscene and locality both with its proposed projection forward of the building line and the bulk created by the proposed dormer windows. It should also be noted that drawing number 650/11/06A states that all dormer windows are to be fitted with obscure glazing, including the bedrooms. If this were not to be the case the Local Planning Authority would raise serious concerns with regard to overlooking. Policies WOS3, WBE1 and SBE2 (see Appendices 3 & 4), all seek to ensure development is appropriate in terms of its relationship with adjoining sites and buildings and the surrounding environment; by virtue of its siting, scale, form and massing. In this case the development is overbearing and would have a detrimental impact on the living conditions of the adjacent dwelling, and the visual amenity of the area; contrary to all the above mentioned policies.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 The statement for the appellant correctly states that the proposals were discussed with the planning officer together with proposed amendments; however, on receipt of the amended plans and following careful consideration it was felt that the alterations did not go far enough to overcome the issue of bulk and massing and therefore impact upon the neighbouring property.

6.00 CONCLUSION

6.01 The erection of a rear extension to the dwelling together with the raising of the roof with dormer extensions, plus a front extension to form a garage proposed in application F/2000/2884 is considered by virtue of its bulk and massing to be overbearing to 55 Ellis Road resulting in a perceived loss of privacy to this property. And by virtue of its mass and location would form a feature that would be detrimental to the street scene.

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

7.0 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

7.01 See appendix 5.

Helen Pollock
PLANNING ASSISTANT

APPENDICES

1. Location Plan of site
2. Copy of decision notice and plans for application number R/562/70
3. Wokingham District Local Plan (deposit draft) policies
4. South East Area Local Plan policies
5. Conditions in the event planning permission is granted
6. Copy of plans

47594

PLANNING SERVICE
POL
DC
APP
CS DC HP
19 SEP 2001
COPIES TO:

53 Ellis Road
Crowthorne
Berks
RG45 6PR

10th September, 2001

Application Number: F/2000/2884

Copy to: Anderson & Associates
Miss A. Groves, The Planning Inspectorate.

Mrs Denise Gumbrell
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Proposed Planning Application for 53 Ellis Road

Dear Mrs Gumbrell,

I have recently received copies of all of the documents relating to my planning application and have noticed two specific issues of concern as follows:

1. The 'Site Plan, 1 to 500 (Ordnance Survey 1999) is inaccurate and does not show the redevelopment of property numbers 51, 55, 57 & 59 undertaken in the last 7 years, where substantial extensions have been undertaken. The effect of this redevelopment has been to significantly extend the build mass (and m2) of these properties.
2. The proposed building line at the rear and particularly the front of my property forming the extension to the rear and front of my property (as indicated on the site plan), is not detailed accurately alongside the revised building lines of the properties previously mentioned.

Summary
In view of this inaccuracy, can you assure me that the planning committee have been (or will be) made aware of these points and if necessary will view the entire area when considering my appeal?

I would appreciate your advice on these issues and look forward to your reply.

Yours sincerely,

David Cheetham

Called 20/09/01 + left a message reassuring the applicant that a S/V will be conducted by the Inspector + any inaccuracies that may be on the map can be seen on site.

Tel. (0118) 974 6448 (Direct Line)
Date. September 12, 2001
My ref: F/2000/2884
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 D Cheetham
53 Ellis Rd
Crowthorne
Berks
RG45 6PR

Dear Sir

APPEAL BY: **Yourself**
SITE: **53 Ellis Rd**

Thank you for your letter of 10th September about this appeal.

It has been passed to Helen Pollock, the case officer concerned.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

cc The Planning Inspectorate

		Number of Documents Enclosed	N/A
16. a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	15|10|01	
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.		
i)	representations received from interested parties about the original application	8	
ii)	the planning officer's report to committee		✓
iii)	any relevant committee minute		✓
17.	FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
	Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a.	In non-determination cases:		
i)	what the decision notice would have said;		
ii)	how the relevant development plan policies relate to the issues of this appeal.		
b.	In all cases:		
i)	the relevant planning history;		
ii)	any supplementary reasons for the decision on the application;		
iii)	matters which you want our Inspector to note at the site visit.		
18.	THE MAYOR OF LONDON CASES ONLY		
a.	Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b.	Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 06/09/01 OUR Ref: F12000/2884

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

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Norwich NR3 1BQ

The Planning Inspectorate

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Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1072695 GRID REF: _____

APPEAL BY: MR D CHEETHAM

SITE: 53 Ellis Rd. CROWTHORNE

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

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

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

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

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr D Cheetham
SITE: 53, Ellis Rd, Crowthorne
APPLICATION NO.: 2884
PROPOSAL: Proposed rear extension to dwelling & raising roof with dormer extensions plus front extension to form garage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wokingham Without

Mrs P Helliar- Symons

Mr P A Lewis

Mr A J Ross

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

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

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

Environmental Design
-FAO Catherine Brimble

Applicationo	Name & Address
F/2000/2884	The Owner/Occupier 51 Ellis road Crowthorne RG45 6PR
F/2000/2884	Mrs B Green 55 Ellis Road Crowthorne RG45 6PR

App. F/2000/2884
Letters sent
14-03-01.

Tel. (0118) 974 6448 (Direct Line)
Date. September 6, 2001
My ref. F/2000/2884
Your ref.

Mrs B Green
55 Ellis Road
Crowthorne
RG45 6PR

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

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY:Mr D Cheetham
SITE: 53 Ellis Rd Crowthorne
PROPOSAL: Proposed rear extension to dwelling & raising of roof with dormer extensions plus front extension to form garage

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 and copied to the appellant.

If you wish to make further representations, you may do so in writing, to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1072695. Comments received after 15/10/01 will not normally be seen by the Inspector & will be returned.

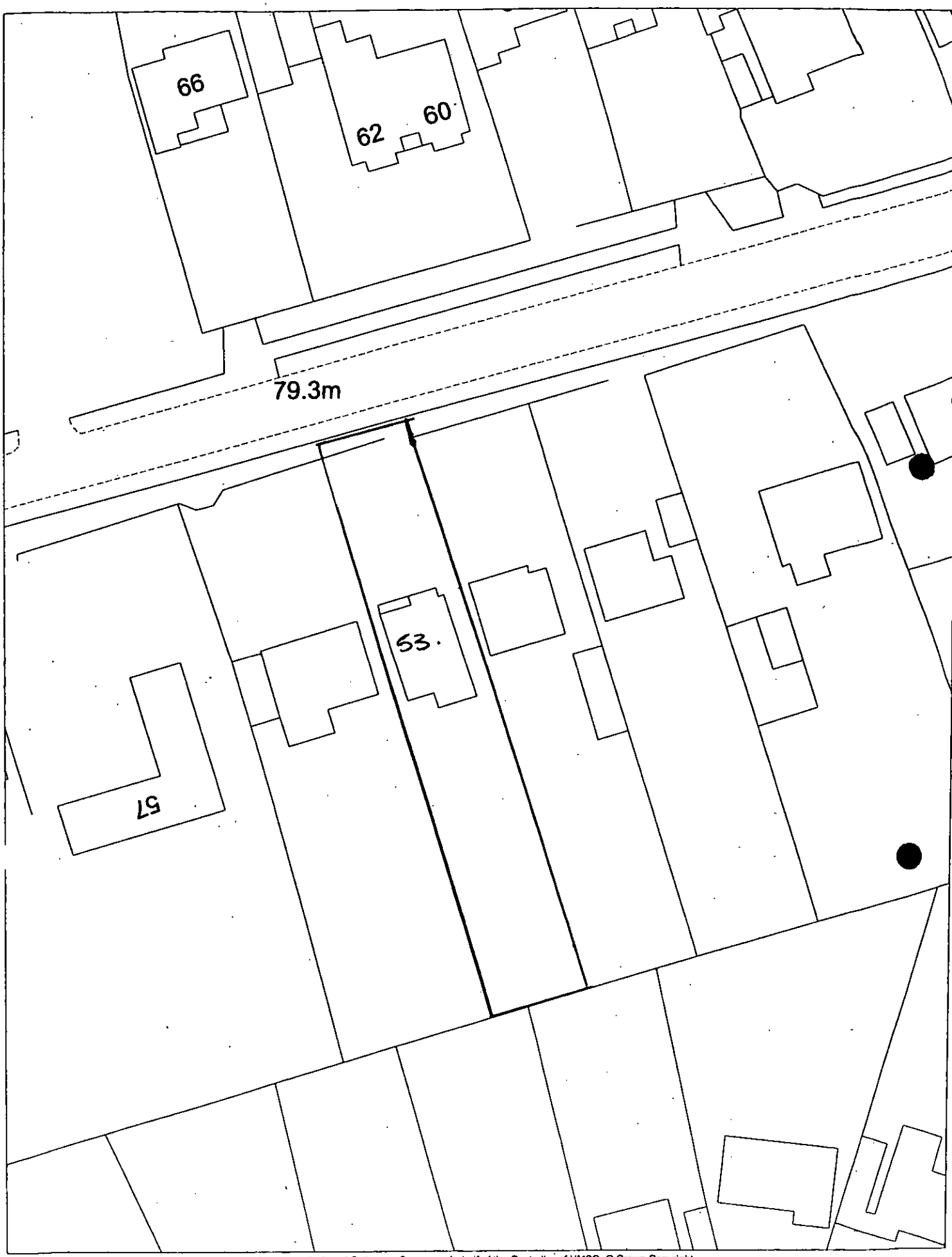
The application form, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning), at the Civic Offices, Shute End, Wokingham, Berkshire during office hours, (08.30 - 17.00 Mondays to Thursdays, 08.00 – 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1072695.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

22 June 2000

Scale: 1 : 500

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W E
S

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2884

Proposal: Proposed rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
53, Ellis Road, , Crowthorne.

Applicant:
Mr D Cheetham C/O Anderson And Associates.

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

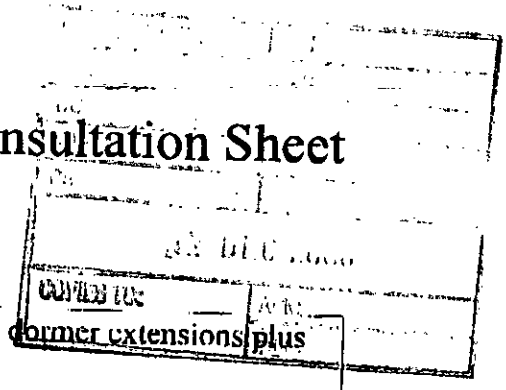
✓ below as applicable;

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

C049, R049.
C122, R122.
C137 (INSERT: extensions), R137.

Signed: _____ **Print name:** Adam Coggins 5/12/00

Wokingham Without Parish Council Consultation Sheet



Officer Helen Pollock

No F 2000 2884

Proposal rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage.

Site 53 Ellis Road, Crowthorne.

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

12 December 2000

01344762283

PLANNING SERVICES
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DC
APP
16 JAN 2001
COPIES TO:
ACK
FILE

Wokingham Without Parish Council Consultation Sheet

Officer Helen Pollock

No F 2000 2884

Proposal rear extension to dwelling and raising of roof with dormer extensions plus front extension to form garage. Addit. plans lodged 12/1/01 showing trees.

Site 53 Ellis Road, Crowthorne.

Committee's Comments

No objections. Addit plans re trees noted by cttee 15/01/01.

Signed : _____
Clerk to Wokingham Without Parish Council

16 January 2001

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 16 January 2001

Location:	53 Ellis Road, Crowthorne
Proposal:	Proposed rear extension to dwelling and raising roof with dormer extensions plus front extension to form garage.
Application Number:	F/2000/2884

In response to your consultation dated 12 January 2001 for the above application, the landscape comments are as follows:

The additional information submitted by the applicant indicating the position of the trees in the rear garden shows that the proposed extension will have no impact on the existing trees.

There are a number of conifers along the front boundary that may need to be removed as a result of the change in parking arrangements. I have no objection to this, but the applicant should consider additional planting within the front garden to replace the conifers if removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL PLAN

2804_J

TREE INFORMATION FOR:

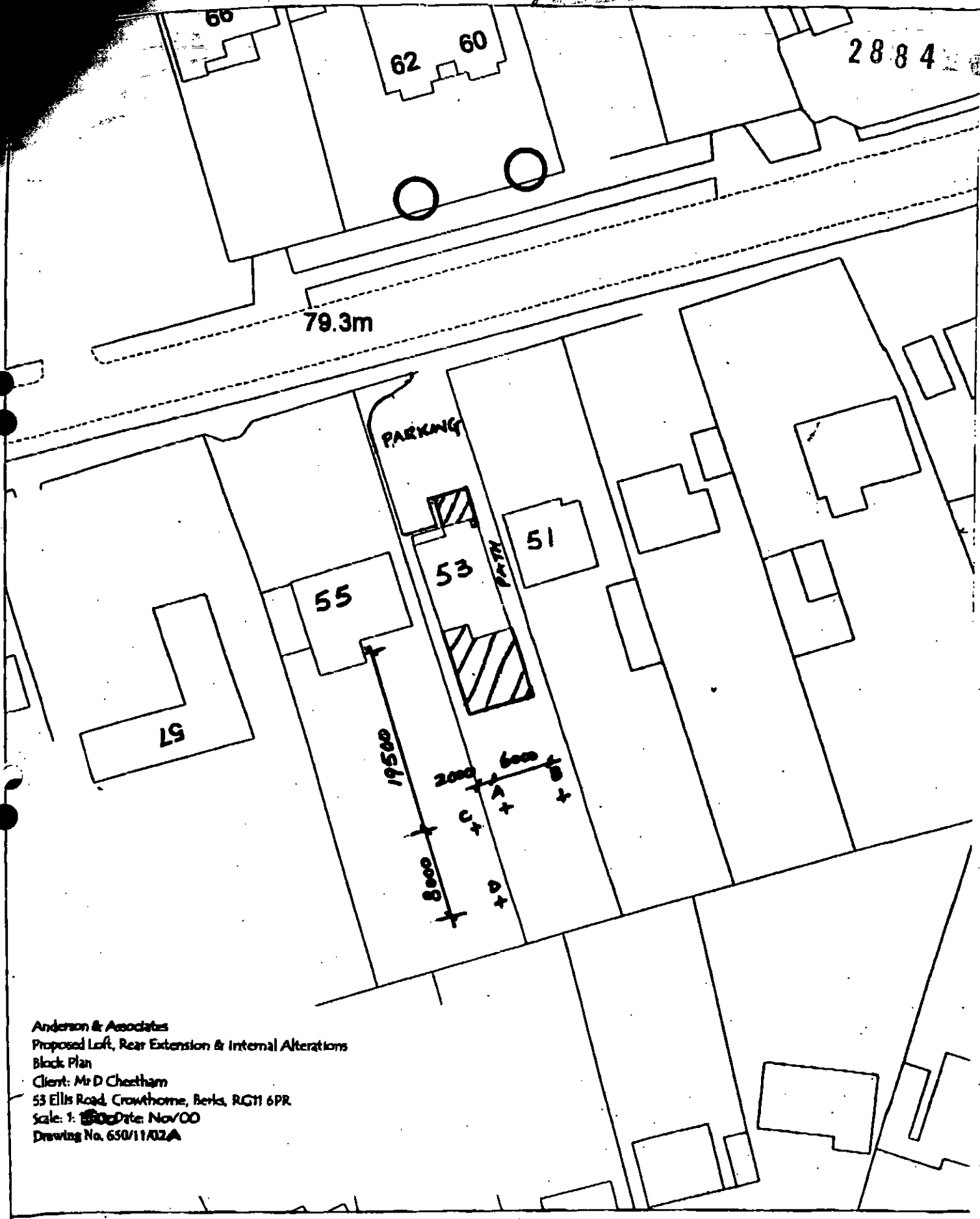
53 ELLIS ROAD
CROWTHRONE
BERKSHIRE
RG11 6PR

Ref:	Girth:	Spread:	Height:	Tree Type:
A	270mm	3200mm	7500mm	SILVER BIRCH
B	350mm	3100mm	7000mm	" "
C	460mm	3600mm	7000mm	Apple tree
D	350mm	2500mm	9000mm	SILVER BIRCH

This schedule to be read in-conjunction with Drawing No. 650/11/02A

18 ROYAL BERKS_HOSP_01189878757

ADDITIONAL PLAN



Anderson & Associates
Proposed Loft, Rear Extension & Internal Alterations
Block Plan
Client: Mr D Cheetham
53 Ellis Road, Crowthorne, Berks, RG11 6PR
Scale: 1: [illegible] Date: Nov'00
Drawing No. 650/11/02A

Site Plan, Scale: 1 to 500

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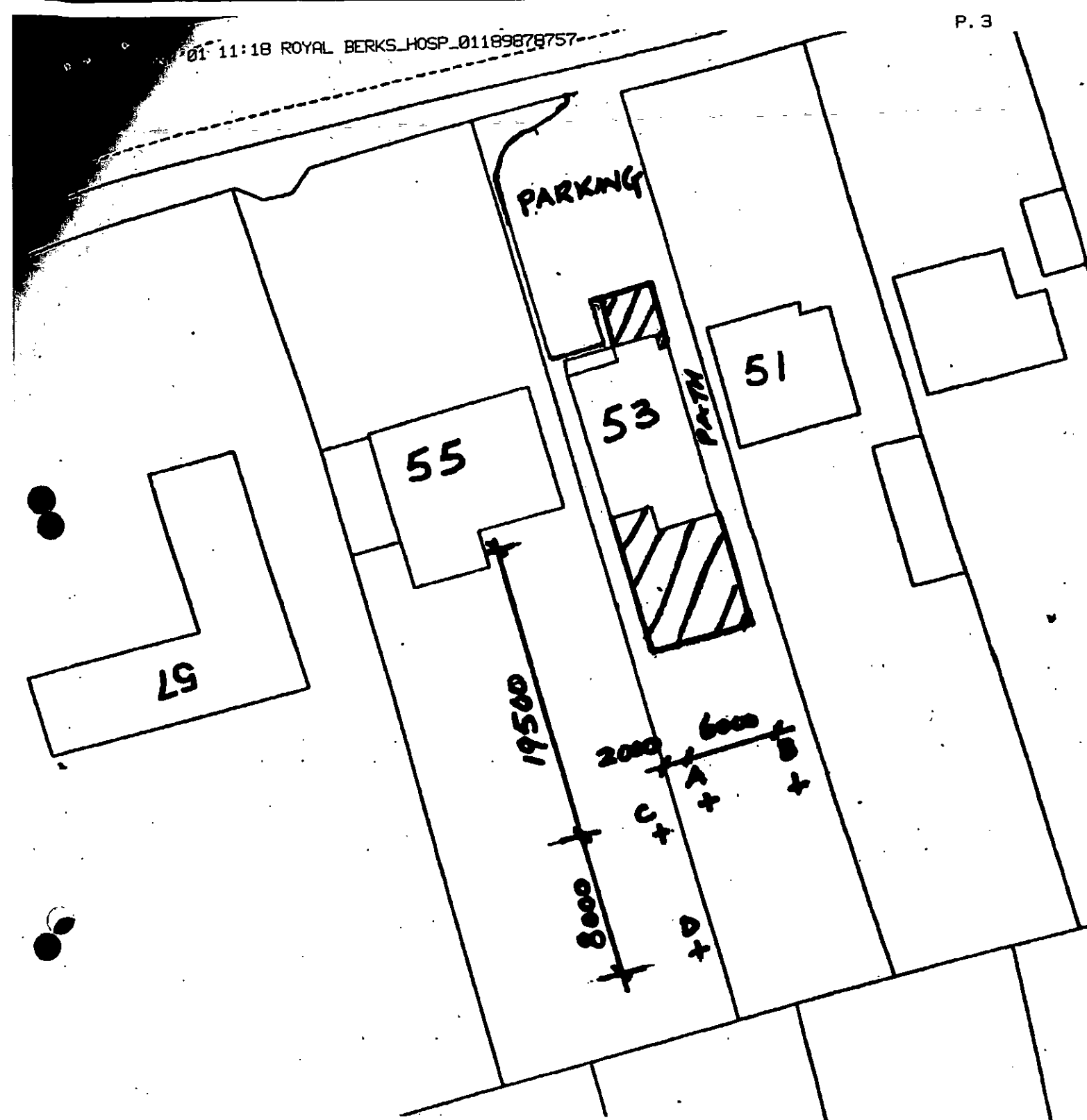
Date: 28 October 1999



n & Associates
l Loft, Rear Extension & Internal Alterations
n
r D Cheetham
oad, Crowthorne, Berks, RG11 6PR
Date: Nov'00
No. 650/11/02A

ADDITIONAL PLAN
2884

Site Plan, Scale: 1 to 500

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

22nd December 2000

38145

HP

COPIES TO:

Reply Required

Helen Pollock
Development Control
Environmental Services
WDC

Dear Helen Pollock

APPLICATION F/2000/2884
53 ELLIS ROAD, CROWTHORNE

I am writing to express my objection to this application.

Looking at the plans and the site from the road, this does seem to represent an overdevelopment of the site and an unacceptable effect on No 51, both to the front and to the rear.

I would be happy to discuss this with you after you have conducted your site visit. My home number is 01344 772388.

Yours sincerely

CLLR ANGUS ROSS

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 13 December 2000

Location:	53 Ellis Road, Crowthorne
Proposal:	Proposed rear extension to dwelling and raising roof with dormer extensions plus front extension to form garage.
Application Number:	F/2000/2884

In response to your consultation dated 4 December 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle, as although there are several trees in the rear garden it looks as if they are far enough away not to be damaged by the rear extension which is shown to extend considerably into the rear garden. However to make an accurate assessment, the applicant needs to plot the trees onto the site plan indicating, location, size and species.

There are a number of conifers along the front boundary that may need to be removed as a result of the change in parking arrangements. I have no objection to this, but the applicant should consider additional planting within the front garden to replace the conifers if removed.

Catherine Brimble

Requested 19/12.

Catherine Brimble
Landscape Architect

BY HAND
29.12.2000

51 Ellis Road
Crowthorne
Berks. RG45 6BR
29-12-00

W.D.C.
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR
FAO: Helen Pollock

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0155	HP
02 JAN 2001	
COPIES TO:	ACK: / FILE:

Dear Sir/Madam,

Re: Application No: F/2000/2884
Site Address: 53 Ellis Road, Crowthorne
Proposal: Rear extension, raising roof, front extension

We object to the following:

Ground floor level - immediately facing our property - the proposed 2 new windows which face our property.

Upstairs - 1st Floor
Again facing our property we object to the 3rd Apex which immediately overlooks our lounge & patio.

General Comment
Overall, the proposed extension appears too large for the plot as appears 'out of proportion'.

Yours faithfully

R S Lee (Mrs)

H.P

M[redacted] G. Green
59 Ellis Road
CROWTHORNE
Berks
RG45 6PR
Tel. 01344 773494

21. Feb. 2001.

Re your letter of 15th February 2001.
Your ref. F. 2000/2884.
Application No. F./2000/2884.

I do think that obscure glazing on windows 650/11/05A. 06A - 07A. will help.

I am still of the opinion that the siting of windows looking out on both sides are not a good idea. Windows looking to the front and rear of the property would have been better for all concerned.

Yours sincerely,

B. G. Green.

PLANNING SERVICES	HPT
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By Hand 29.12.2000

PROPOSED PLANNING

PERMISION AT

53 ELLIS ROAD CROWTHORNE

BERKS. R.G.45. 6.PR.

28.12.2000

Mrs B. G. Green
55 Ellis Road
CROWTHORNE
Berks
RG45 6PR
Tel. 01344 773494

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
ABP | CROWTHORNE
CS | HP
OBS 02 JAN 2001
COPIES TO: | ARCH:

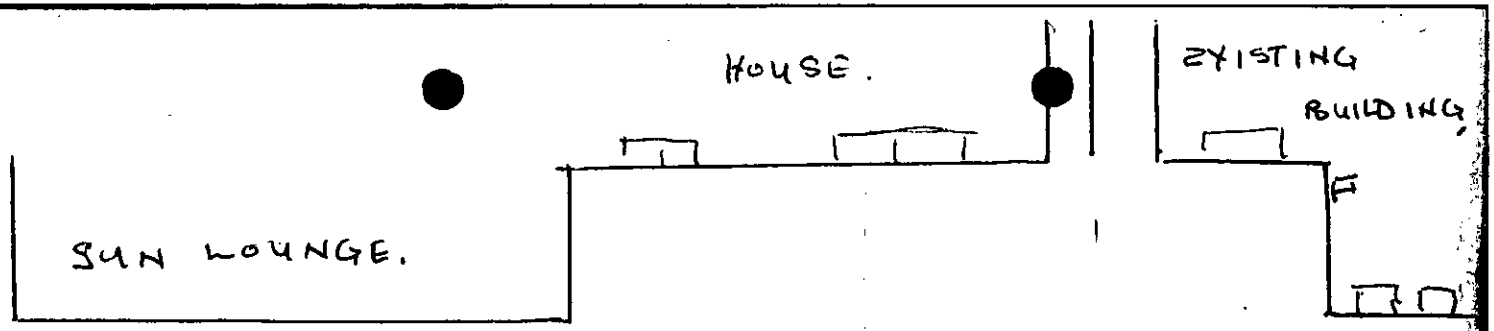
WITH REFERENCE TO THE ABOVE I AM NOT IN AGREEMENT WITH THE PLANS.

THE WINDOWS WILL OVERLOOK MY PROPERTY AND THOSE IN THE ROOF WILL LOOK DIRECTLY INTO MY SUN LOUNGE

I HAVE TRIED TO DRAW A PLAN TO THE BEST OF MY ABILITY. I CAN BE CONTACTED AT THE ABOVE PHONE NO.

THANK YOU.

B. G. Green.



REAR ELEVATION NO 55
ELLIS ROAD
CROWTHORNE.
RG 45 6 PR.

NO 53
ELLIS ROAD

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994



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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

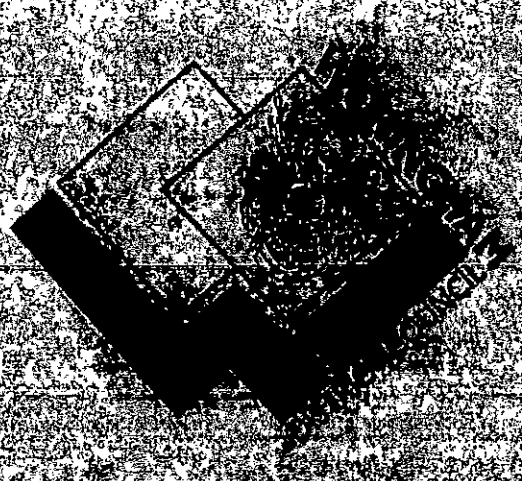
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



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 AR ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLA TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHIC THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOU DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

APPENDIX 1

Appeal Site Location - 53 Ellis Road, Crowthorne



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Development Control Section, Environmental Services, Wokingham District Council.

12 October 2001

Scale: 1 : 1000

N W E S

APPENDIX 2

NOTICE OF REFUSAL

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962.-68

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. F.P. Rainer,
53, Ellis Road,
CROWTHORNE.
Berkshire.

Application No. R/562/70

Proposal Car port in front of No. 53, Ellis Road, Wokingham Without

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 5th day of November, 1970, for the following reasons:--

1. The proposal would be detrimental to the visual amenities of the locality by reason of its siting in front of the Building Line and the materials of which it is to be constructed.

2. Were permission to be granted it would be difficult for the Council in fairness to refuse other similar applications in respect of other properties whereupon the effect on visual amenities would be increased.

3. Consideration has been given to the verbal suggestion of a Brick Garage but it is felt the same siting objection applies.

Dated 6 JAN

Clerk of the Council

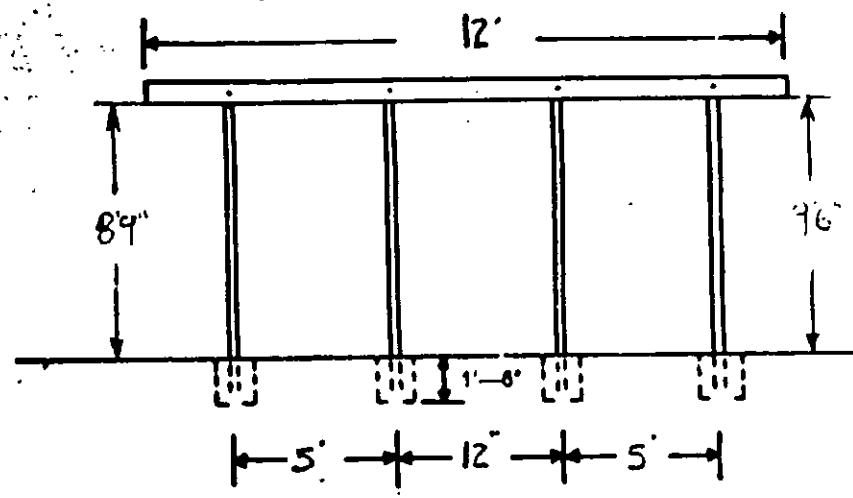
N.B. - A statement of the applicant's rights is set out overleaf.

53 Ellis Rd
Crowthorne

R/562/70

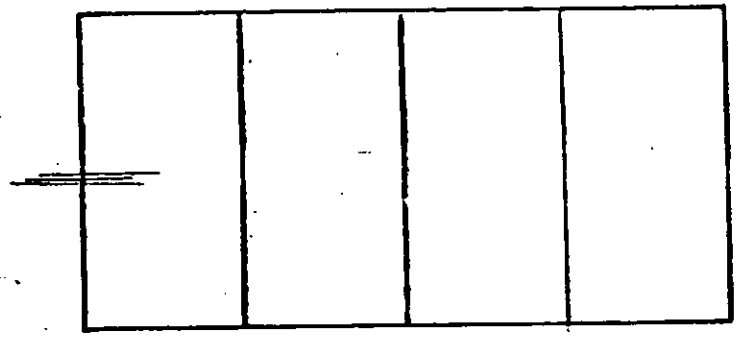
5 NOV 1970

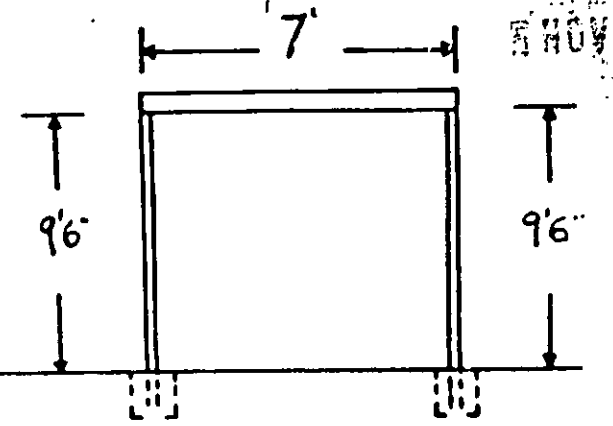
MODERECTOR FREE-STANDING CANOPY



SIDE ELEVATION

The ft. long model includes a third section identical to the two shown





FRONT ELEVATION

SPECIFICATION

SUPPORTS. 1½" Dia. Heavy Steel Tube:-
To be fixed in concrete.

ROOF FRAME 4"×2" Steel Angles. 1 6 6 2 INCOTE S
Bolted to supports, with 4"×2" ANGLE, ASSE
Cross Angles between. 2 NO. 5/8" 5/16"
STAINLESS STEEL
BOLTS AT LPCV

ROOF SHEETS to be fixed with Roofing Bolts: JUNT

Translucent Vinyl

TRANSLUCENT VINYL is a Self Extinguishing grade when tested in accordance with BS2782 Part 5/

Supplied by **Moderector Ltd.,**
Station Works, Datchet, Bucks.

The strong steel frame and supports are completely acceptable to Local Authorities, whilst the Fire Retardant mesh strengthened P.V.C. roofing shown here conforms with the most stringent Building Regulations.

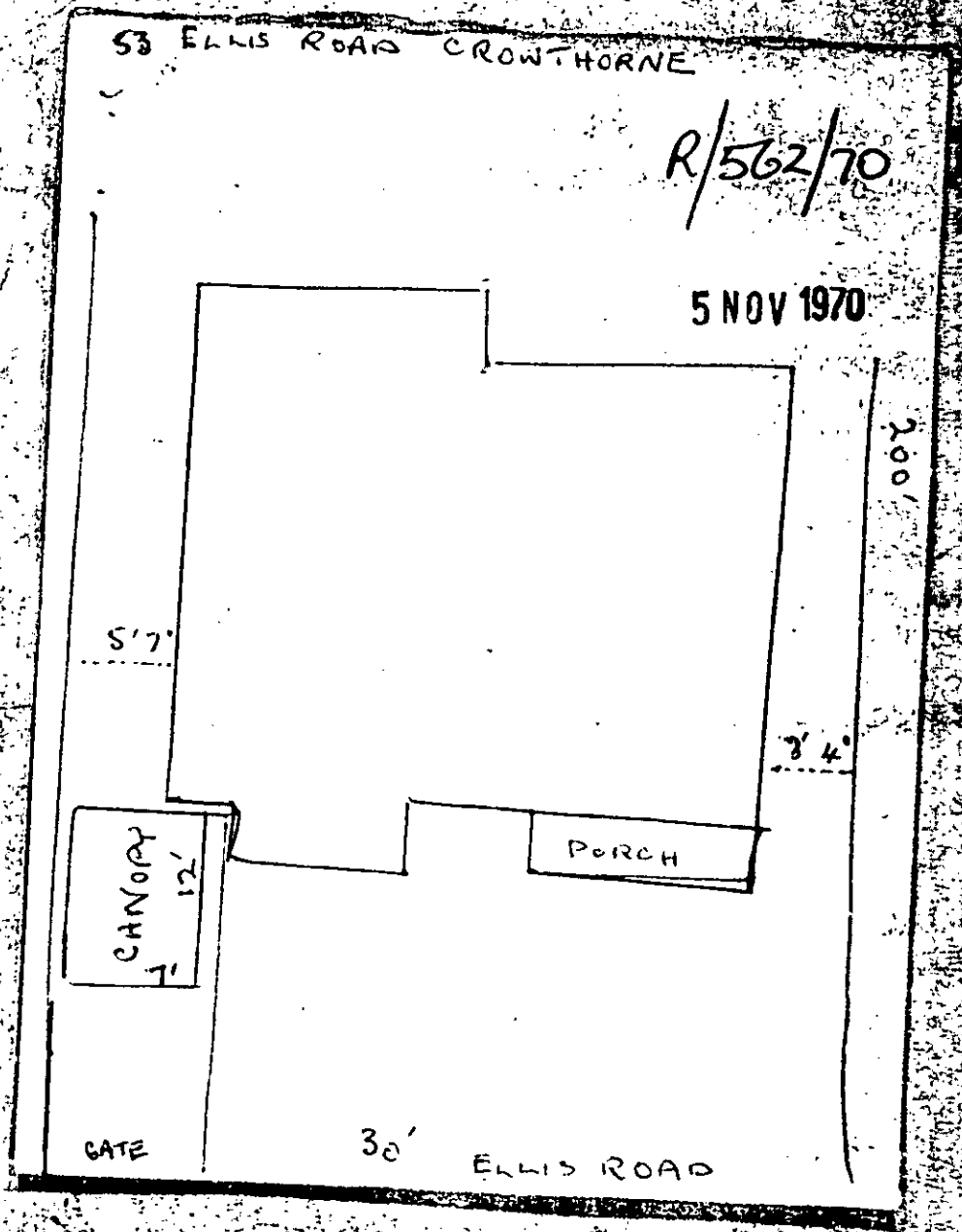
This illustration of a Free-standing model is of special interest because full permission for erection beyond the building line was granted. Other models are equally practical and attractive when used as Sun Porches over doors and french windows.

R/562/70 7 OCT 1970
5 NOV 1970

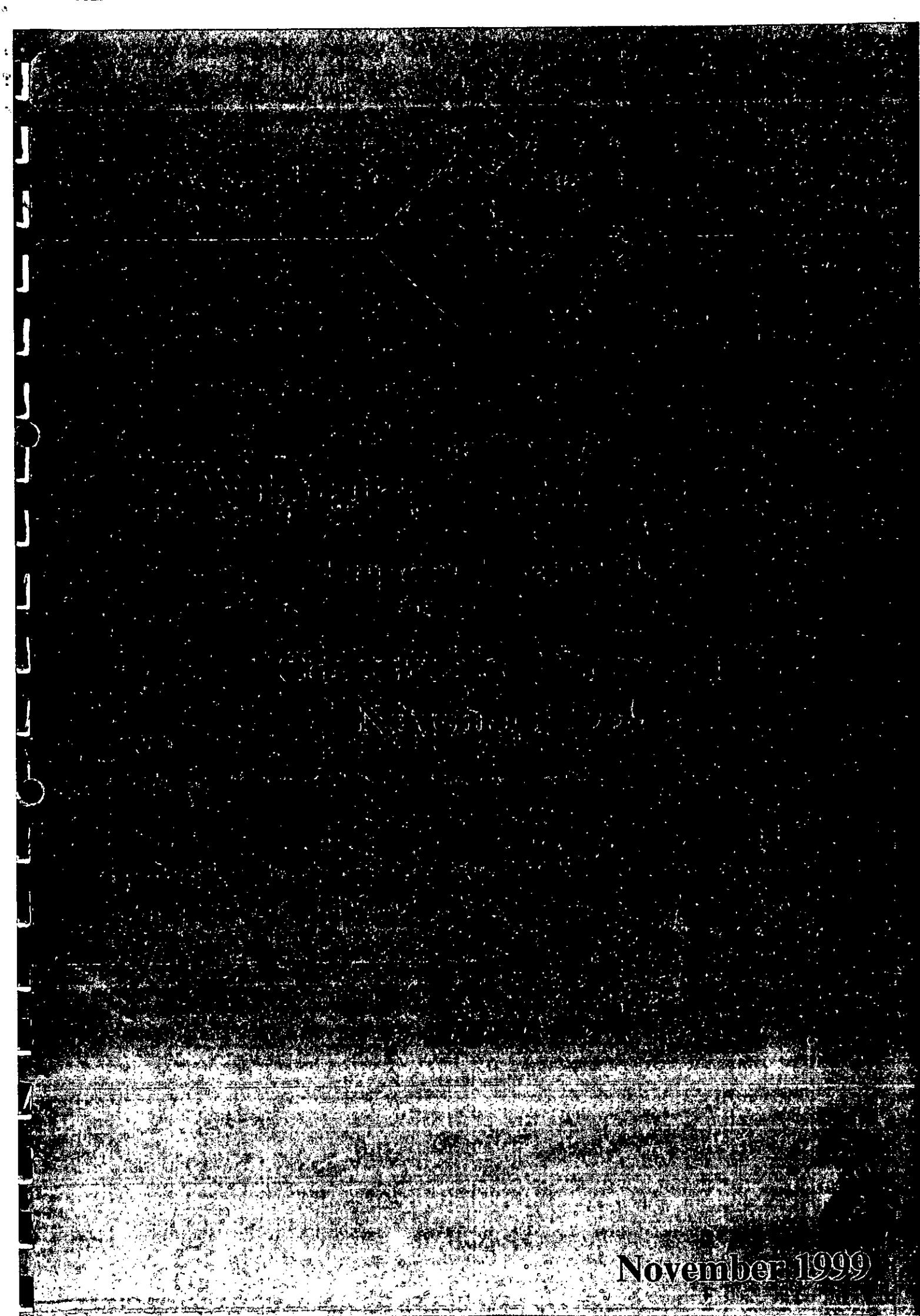
AYLESBURY



53 Annis Rd.


53 ELLIS ROAD CROWTHORNE
R/562/70
5 NOV 1970
200'
5'7"
8'4"
CANOPY
12'
7'
PORCH
GATE
30'
ELLIS ROAD

APPENDIX 3


November 1999

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

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i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

APPENDIX 4

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

APPENDIX 5

SUGGESTED CONDITIONS IN THE EVENT THAT APPEAL IS ALLOWED

(WITHOUT PREJUDICE)

APPEAL REF: APP/X0360/A/01/1072695

APPLICATION NUMBER: F/2000/2884

SITE ADDRESS: 53 Ellis Road, Crowthorne.

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

4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut, and be permanently retained so thereafter.

5. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

7. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reasons

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

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

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

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

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

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

7. In the interests of highway safety and convenience.

APPENDIX 6