APPLICATION NO:
F/2001/5421

LOCATION:
86 Vauxhall Drive, Woodley Reading.

APPLICANT:
Mr & Mrs Rogers C/O Excel Design Ltd.

PROPOSAL:
Proposed two storey side extension to dwelling.

L/exp 04/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

No obs 28/01/02 RL

533

00

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Hearing held on 2 October 2002

by J P Roberts BSc(Hons) LLB(Hons) MRTPI

an Inspector appointed by the First Secretary of State

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

Date 28 OCT 2002

Appeal Ref: APP/X0360/A/02/1090740
86 Vauxhall Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs K Rogers against the decision of Wokingham District Council.
- The application (Ref.F/2001/5421), dated 23 November 2001, was refused by notice dated 25 January 2002.
- The development proposed is the erection of a two storey side extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. Amended plans were submitted by the appellants with their appeal submissions. At the Hearing the appellants indicated that they wished the amended plans to be considered in place of the originally submitted plans. The Council was concerned that the elevational drawings were not drawn to scale and it was not clear that neighbouring occupiers had been consulted on the revised proposal. Whilst I note that the floor plans of the revised proposal were to scale, I consider that the inability to rely on the accuracy of the elevational drawings could affect the Council's position in terms of future enforcement. I also take the view that the letters from neighbours did not make it clear that they had been consulted on the revised scheme and therefore my dealing with them might prejudice their interests. Accordingly I have confined my consideration to the originally submitted drawings.

Main Issue

2. I consider the main issue to be the effect of the proposal on the character and appearance of the area.

Planning Policy

3. The development plan for the area includes the Berkshire Structure Plan 1991-2006 Incorporating Alterations adopted in August 1997 and the Loddon Area Local Plan adopted in May 1995. Structure Plan policy LD3 seeks to ensure that development does not result in unacceptable impacts on the environment, which includes serious harm to the character and appearance of an area. Local Plan policy LBE1 requires new development to be of a high standard of design appropriate to the character of the area, and amongst other things it should make a positive contribution to that character. Conversely, Policy LBE2 provides that proposals that are inappropriate in terms of their relationship with adjoining land and buildings or which would harm the character of an area will not be permitted. Policy LTV6 seeks to protect important open areas within settlements, which includes garden areas that

significantly contribute to the character of settlements. New development within such areas will only be permitted where it is sympathetic in scale and character.

4. I have also been referred to the Wokingham District Local Plan Deposit Draft. Objections to the plan have been the subject of a public inquiry and the Inspector's report and recommendations have been published, to which the Council's response is awaited. Policy WBE1 requires development to be of good contemporary design respecting the local context. It also provides that in determining applications for development regard will be had to a number of criteria including visual impact, local townscape, physical features of the proposal and Supplementary Planning Design Guidance adopted by the Council.

5. Policy WOS3 sets out criteria against which proposals that are acceptable in principle will be assessed. These include the need for developments to be appropriate in scale and character to the area in which they are located, and to be of a high quality of design that respects the local context.

6. Objections have been made to both Policies WBE1 and WOS3 and the Inspector has recommended that they be reworded. Although the draft plan has made significant progress towards adoption, in line with national guidance I afford it less weight than the adopted plan.

7. I have also been referred to the Council's Supplementary Planning Guidance (SPG) titled *Guidelines for Extending Your Home.* The Council adopted the guidance on 30 September 2002, but in respect of the advice relating to the appeal proposal, its substance differs little from the previous consultation draft. The SPG is in support of policies in the adopted Local Plan and was the subject of consultation. Accordingly, in accordance with the advice in paragraph 3.16 of Planning Policy Guidance Note 12 *Development Plans* (PPG12), I attach significant weight to it.

Reasons

8. The Council's principal concern in respect of the proposed extension is the effect of the two storey element which would project forward of the main wall of the dwelling. In my view, whilst the appeal property is in line with a number of others in this part of Vauxhall Drive, elsewhere in the street there is variety in the siting of dwellings in relation to the highway. I consider that the building line established by the appeal property and its neighbours to the west is not so strong that the proposal would appear as incongruous or out of keeping with the appearance of the street.

9. My views are reinforced by the limited extent of the proposed forward projection which extends no further forward than the existing single storey porch, although it is wider. In my judgement, the variety of sizes and designs of other porches in the street helps to provide a mixed appearance to the front elevations in the street. Furthermore, the close boarded fence which encloses much of the garden of 19 Renault Road blocks views of the lower part of the appeal property and its neighbours when viewed to the east. When viewed from the west, the neighbouring house at 19 Renault Road is set further back from Vauxhall Drive, and the change in layout forms a significant interruption in the street scene. Elsewhere, I note that planting helps break up the open plan nature of the front gardens of the street.

10. The site does not lie in a Conservation Area, nor has it been the subject of any other special designation in recognition of its character or appearance. Whilst in my opinion the area is

of a generally pleasant appearance, it possesses no features of especial value deserving of protection. I have had regard to the specific advice in the Council's SPG which indicates that generally two storey front extensions will not be acceptable. However, the guidance identifies the impact of such extensions on the street scene as being the primary concern, but for the reasons I have explained, I take the view that in this case, the proposal would not damage the appearance of the street scene.

11. The proposed extension would maintain the same ridge height as the main dwelling. The Council made it clear at the Hearing that although the proposal would conflict with SPG advice that side extensions should have a lower ridge height than the main dwelling, in this instance the proposed continuation of the main ridge would not justify a refusal on this point alone. In my view the projecting part of the extension would break up the continuous roof form and would serve to avoid a terracing effect and therefore I find no objection to the use of a continued ridgeline in this case.

12. Accordingly, on the main issue I conclude that the proposal would not materially harm the character or appearance of the area, nor would it conflict with the aims of the development plan policies, draft plan policies or the SPG to which I have referred.

Other matters

13. Although at the Hearing the Council withdrew the second reason for refusal, relating to the effect of the proposal on the outlook of the occupiers of 19 Renault Road, I have nevertheless considered the issue. In my opinion, there would be a sufficient distance between the proposed extension and the rear wall of 19 Renault Road to ensure that the side wall of the extended property would not have an unacceptable impact on the living conditions of the neighbouring property.

14. I have had regard to the numerous examples of other extensions which have been built or approved elsewhere in Woodley and the wider area. From the evidence provided to me, I find that none is directly comparable to the circumstances of the appeal proposal and therefore I attach limited importance to them.

15. I also note the need of the appellants to provide additional accommodation to serve their growing family, and their inability to find suitable affordable housing elsewhere. However, such personal circumstances, on their own, will rarely be sufficient to influence the outcome of appeals, and the weight I attach to them is limited.

16. The concerns of the Woodley Town Council relate to unspecified effects on the garage of 19 Renault Road. I can find no matters of relevance to planning which would be prejudiced by the proposal insofar as the garage is concerned. My views are reinforced by the support offered for the proposal by the occupiers of 19 Renault Road.

Conditions

17. The Council suggested 5 conditions. With regard to the condition relating to a roller shutter garage door it was established at the site visit that sufficient room would exist to enable a car to be parked in front of the proposed "up and over" garage door, without impinging on the highway. Accordingly, I consider that the condition is unnecessary. At the Hearing the Council also asked that a condition be imposed to prevent the proposed garage from being used in the future other than as a garage. The reason put forward for such a restriction was to avoid a loss of parking spaces and the need to park on the highway. Whilst the appellants

had no objection to such a condition, I consider that it would run contrary to Government's emphasis on creating sustainable residential environments and the move away from minimum parking standards.

18. In addition to imposing the standard implementation period, I consider that other suggested conditions are necessary. The need to ensure matching materials and the removal of permitted development rights to insert windows into the east elevation of the proposed extension are necessary in the interest of the appearance of the development and to protect the living conditions of the occupiers of 19 Renault Road respectively.

Conclusion

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

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a two storey side extension at 86 Vauxhall Drive, Woodley, Reading in accordance with the terms of the application [Ref. F/2001/5421] dated 23 November 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) 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 windows shall be constructed on the east elevation of the extension hereby permitted without the prior approval in writing of the local planning authority.

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

Information

21. 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.

22. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

JP Roberts

INSPECTOR

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Rogers
C/O Excel Design Ltd.
17 Gorse Ride South
Finchampstead
Wokingham
Berkshire
RG40 4EH

Application Number: F/2001/5421

Parish: **WOODLEY**

Location: **86, Vauxhall Drive, Woodley, Reading.**

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

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

Reason
1. The proposed 2-storey side extension by virtue of its bulk, location and design would form an obtrusive feature to the detriment of the character of the surrounding area and street scene. As such the proposed development is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed 2-storey side extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing impact on No. 19 Renault Road. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 25/01/2002

Notice checked by: _____

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

ADDRESS 86 VAUXHALL DRIVE PARISH WOODLEY

PLOT No. 345 Phase 2 & 3 ORD. SHEET No. S.U. 7672 (47) 7772

BUILDER Messrs Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
594/50	Mr. W.J. Chaffey	excavation of gravel	22-2-51	N/A C/A
217/60	Messrs Bestwick & Taylor (Bldrs) Ltd	Layout	11. 1. 61	App C/A
0/13/59	Messrs Chaffey Winn Gemmond Ltd	Outline Resid. Develt	14. 4. 59	N/A C/A
165/61	Messrs. Bestwick & Taylor (Bldrs) Ltd	Semi/Det House	4. 9. 61	App. C/A
XP/93/1267	R.C. BAKER	S/St. Ht.	3.2.43	APP
F/2001/5421	Mr. & Mrs Rogers	2 SH/S Ext.	25.01.02	REF
F/2002/6159	"	"	14.5.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

FROM: Phillip Taylor

DATE: 07 December 2001

DELEGATED

~~G SERVICES~~	~~HPT~~
	TLS
	ENF
PP	
CS	
11 JAN 2002	
COPIES TO:	ACK
	FILE

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5421

Proposal: Proposed two storey side extension to dwelling.

Site Address: 86, Vauxhall Drive, Woodley, Reading.

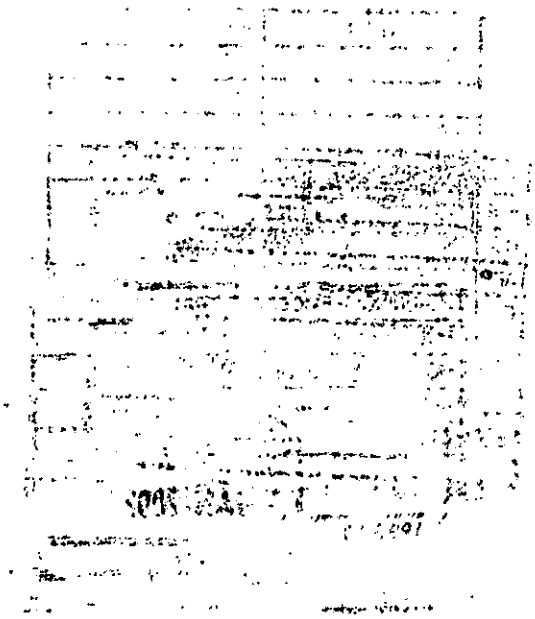
Applicant: Mr & Mrs Rogers C/O Excel Design Ltd..

Your observations are required in respect of this application **by 31/12/2001** .

The committee had some concern at the possible effect on the neighbouring garage.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.



PLEASE NOTE:

The Planning Inspectorate has moved to:

Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Tel: 0117 372 8000

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 07 December 2001

Application Number: F/2001/5421

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
86, Vauxhall Drive, Woodley, Reading.

Applicant:
Mr & Mrs Rogers C/O Excel Design Ltd..

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).

Comment.

Highways require a revised plan showing the parking space in front of the proposed garage increased to a minimum of 5.5m by 2.4m.

Signed: _____ **Print name:** AC 10/12/01

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

Tel: (0118) 974 6444

Date: **07 December 2001**

My ref: F/2001/5421

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2001/5421
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5421**
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118) 974 6444

Date: **07 December 2001**

My ref: F/2001/5421

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2001/5421
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5421**
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6444

Date: **07 December 2001**

My ref: F/2001/5421

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/5421
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

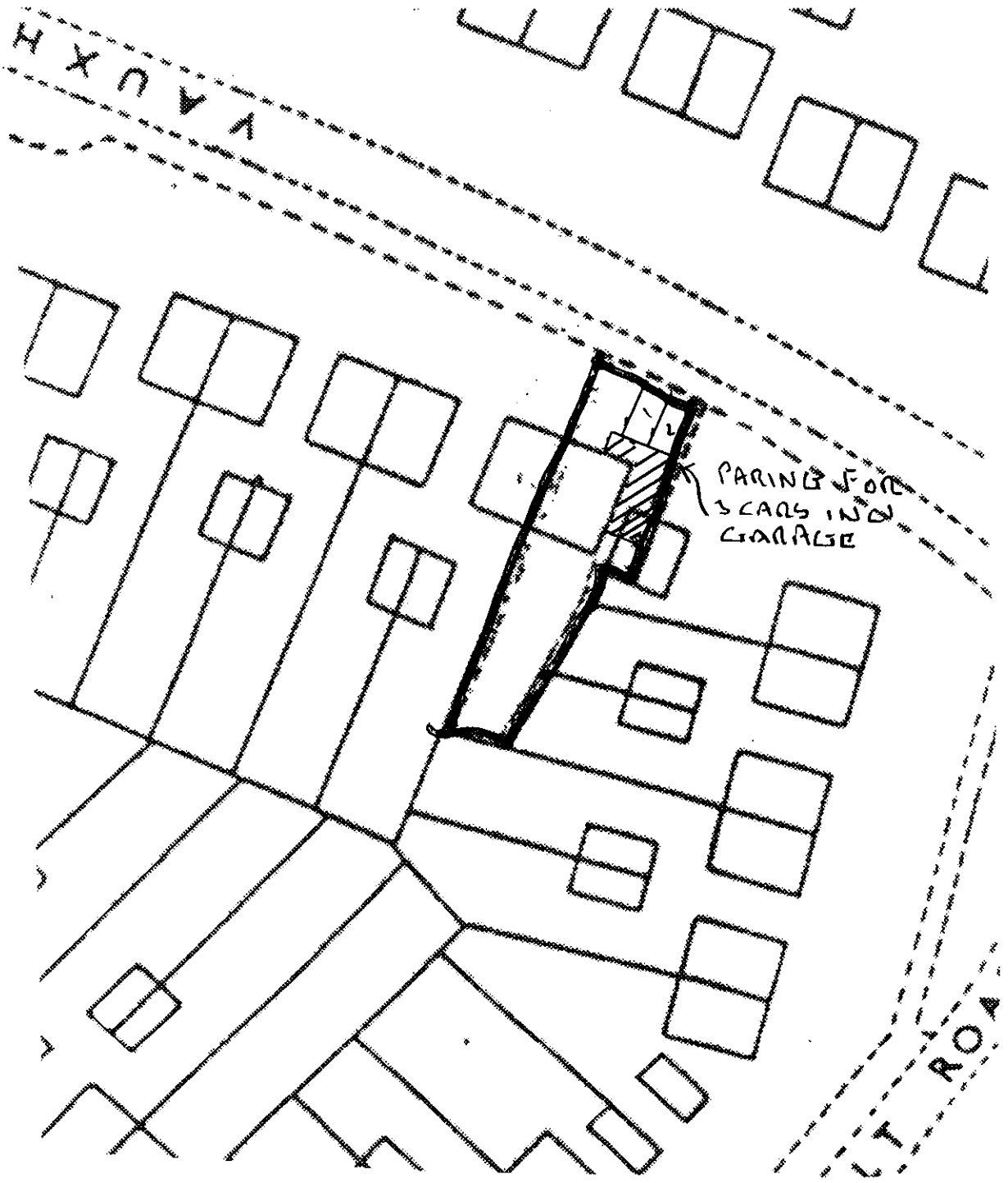
LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5421**
86, Vauxhall Drive, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

29 NOV 2001 • 5421



CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	01737/ 4
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Received by Wokingham District Council

Application No: F/2001/5421

Proposal:
Proposed two storey side extension to dwelling.

Location:
86, Vauxhall Drive, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5421 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 December 2001

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

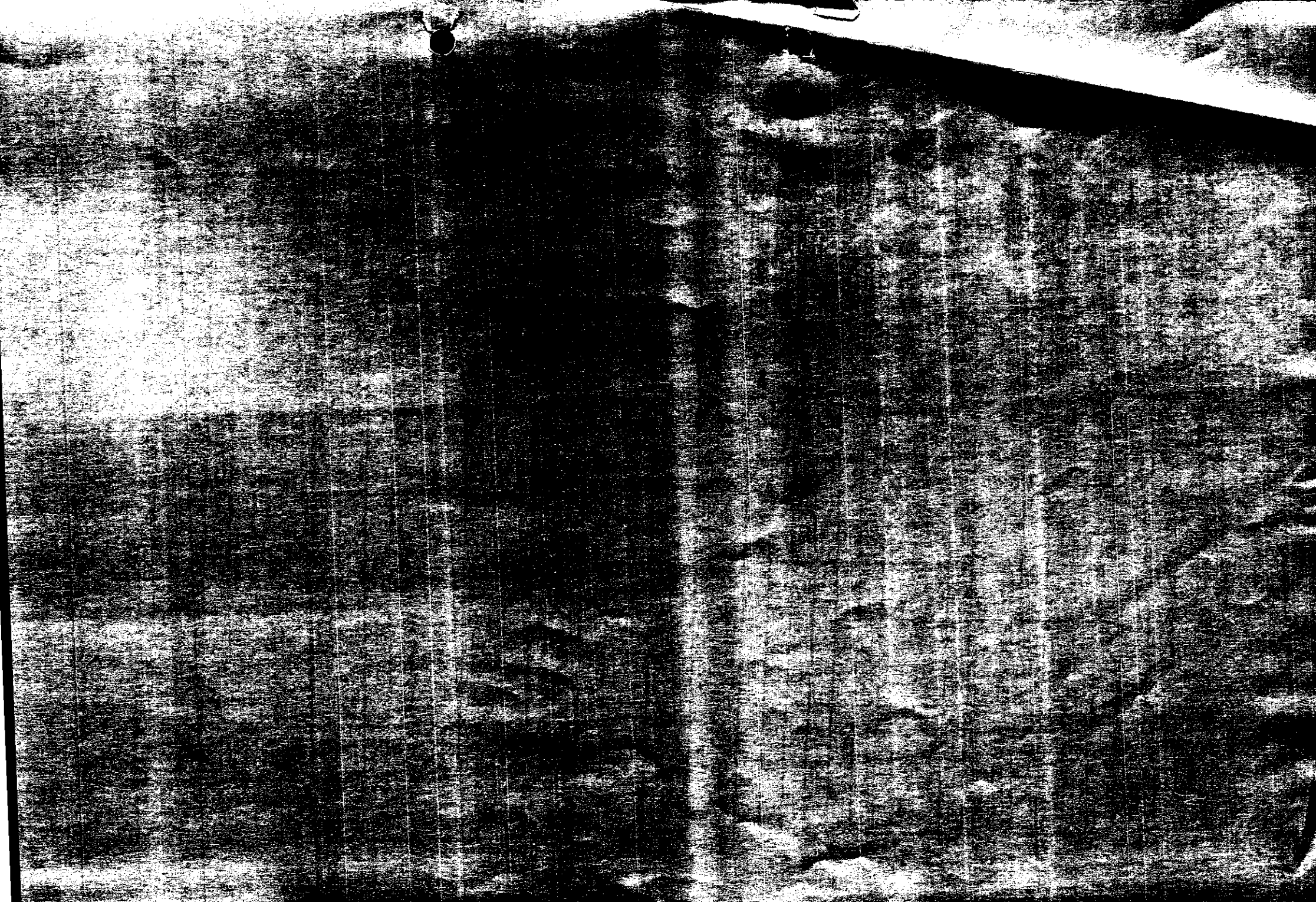
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5421	Phillip Taylor
BUILDING CONTROL NUMBER	FP2001/2495	North
~~APPLICANT~~/AGENT	Excel Design	
ADDRESS OF SITE	86 Vauxhall Drive Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01737/4	01737/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	25/1/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/1/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Application Number: F/2001/ 5421 – 86, Vauxhall Drive, Woodley

Appraisal

Development

The proposal is for a two-storey side extension to accommodate a study and garage on the ground floor, with a new en-suite bedroom on the first floor and extension to a front bedroom. The existing garage would be demolished to make room for the extension. The extension would extend the side building line by 3.5m and run at ridge height (7.5m). At the front of the dwelling the extension would come out 1.5m, level with the existing porch. The width of the dwelling would remain at 10m.The roof above the front extension is hipped and meets the main roof below ridge height.

The property is a semi-detached dwelling located within the identified settlement of Woodley.

1. Impact upon neighbouring properties

The neighbouring properties are 84 Vauxhall drive and 19 Renault Road.

The extension protrude beyond the front building line by 1.4m at two storey height. It should not have an adverse impact on the amenity of No.84.

The residents of No.19 own the adjoining garage. They have agreed on the subsequent rebuilding of the party wall. The property boundary of No.19 comes around the rear of the existing garage of No.86. Upon its demolition a 1.7m fence would be put up to section off the garden.

No.19 would be 11.5m from the proposed extension and I therefore have concerns about the overbearing nature of the proposal on No.19 and recommend refusal.

2. Impact upon the character of the area

The site is in an already prominent part of Vauxhall Drive. Because the extension comes forward of the building line and is thus closer to the highway, It is considered the proposal has detrimental impact on the street scene. The side elevation is not screened and would be hard to screen bearing in mind the proximity to the boundary with No.19. The side-wall of solid brick would form an incongruous feature to the detriment of the character of the area.

It therefore warrants a refusal of the proposal on the grounds of impact on the street scene and overbearing the neighbouring property No.19 Renault Road.

3. Highways

The addition of a bedroom requires the provision of an extra parking space, to meet council standards. The driveway is large enough, provided that a roller type garage door is installed as opposed to an 'up and over' design. In addition the highways department have no objection to the scheme so long as the garage is retained for vehicle parking.

☐ Approval ✓ Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 86 Vauxhall Drive Woodley Reading. APPLICATION NUMBER: F/2001/5421	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential - Semis - busy Vauxhall Rd
moderate density

3. DESCRIPTION OF SITE/BUILDING orange brick hung tiles, porch, single garage. White UPVC windows d. brown tiles pitched roof.
porch demolished new gable end to front

4. RELATIONSHIP TO ADJOINING PROPERTIES adjoins No 84
No in Renault Rd at 1m to pages
Neighbours fine. 17m gap

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING . Temp poly on grass @ front 3 poly space + garage

LEVELS flat

BOUNDARY TREATMENT Neighbours fine.

OTHERS

Garage demolished 1 easy 'Yellow one'
Neighbour on Renault close - happy with plan so long as no windows

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5421

Applicant : Mr & Mrs Rogers C/O Excel Design Ltd..

Location : 86, Vauxhall Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 24/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - Gauge to be retained
- Install roller type garage door ~~not to be~~

Woodley Town Council - Some concern about effects on neighbouring garage.

Planning Issues :

- Impact upon Neighbouring Properties
- Impact upon Character of the area
- Highways

Policy Used

LBE1, LBE2, LT5, 6
WBE1, WOS3 LTW 6/7
LD3

Application Number F/2001/5421
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Reason 1 : The proposed 2-storey side extension, by virtue of its bulk, location and design would form an obtrusive feature to the detriment of the character of the surrounding area & streetscene. As such the proposed development is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 & LBE2 of the Loddon Area Local plan and policies WBE1 and WOS3 of the WDLP (DD).
			Reason 2 : The proposed 2-storey side extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing impact on No 14, Rennell Road. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local plan and policy WOS3 of the WD LP (DD).
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1, 2 LTU 5/6
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WBE1, WOS3 WT 6/7
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			LD3
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M Thorp
(Development Control Manager)

Date: 25.1.02

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	Map No. 47 Site 0.03
Officer: PT / Application No. F/2001/5421	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.....) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 86 VAUXHALL DRIVE 901 946448

Parish: WOODLEY Ward: LODDON

Applicant: MR / MRS ROGERS

Fee (12) 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			
3	Forms unsigned			
4	Correct S 66 certificate	? Cert re demolition of garage?	phoned 5/12	
5	Elevation plans		agent away.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	may be party wall act.	7/12	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..7.12..... 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:

No. pre-apps.....

.....

.....

NEIGHBOURS:

S/D. t. see map.....

.....

.....

.....

.....

.....

.....

.....

.....

29 NOV 2001 * 5421

Client:

Mr and Mrs Rogers
86 Vauxhall Drive
Woodley
Reading
Berkshire

Project:

Two Storey Side Extension

Location:

86 Vauxhall Drive
Woodley
Reading
Berkshire

Excel Design
XL01737

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 11, 2002
My ref. BP/F/2001/5421

Mr & Mrs Rogers
86 Vauxhall Drive
Woodley
Reading
RG5 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr & Mrs Rogers

RE: PROPOSED 2-STOREY SIDE EXTENSION AT 86 VAUXHALL DRIVE, WOODLEY

Further to our meeting on 6th March 2002 and your letter received on 26th February 2002, following refusal of your previous planning application, I write to confirm our discussion regarding revisions to the scheme: In order to improve the design of the extension in terms of impact on the streetscene and impact on amenities of your neighbour at 19 Renault Road, it is recommended that:

a) The first floor front projection be deleted from the scheme.

b) The front elevation at first floor level is set in the length of a brick, i.e. approximately 0.2 metres. This dimension is taken from the main front elevation and not the projecting brick column.

c) The rear elevation at first floor level is set in a minimum of 1 metre. Again this dimension is taken from the main rear elevation and not the projecting brick column.

If the proposal is revised in line with the above, it is likely to receive favourable consideration by officers.

I would also draw to your attention that there were discrepancies on the plans previously submitted, e.g. 1:500 plan and 1:100 floor plan. Any revised proposal should include correct plan and it would be helpful if the dimension between the rear of 19 Renault Road and the proposed extension was confirmed, together with the position of this dimension, as the properties are sited at a slight angle.

I also confirm that there is unlikely to be an objection to you extending the single storey element across to the edge of the lounge window to incorporate a wc at ground floor level.

Mr & Mrs Rogers

March 11, 2002

I hope this is of assistance. Finally, you should be aware that this advice is given "without prejudice" to the Council's normal decision-making process.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

First floor level:

Set back from front 1 brick length approx. 0.2m

Set back from rear min. 1m

Drop ridge

Check discrepancies between 1:500 and 1:100 plans etc.

Check distance between first floor of proposed extension and rear of adj. property.

B. Polnik

6.3.02

Received 11.15AM 25.2.02.

Enclosed are 5 options re pre planning applications on 86 Vauxhall Drive. RG5 4EE

Please give your comments in writing on them.

I have amend them in line with 87 Vauxhall Drive as requested by Philip Taylor in January 02.

Refer back to Appl. 5421 re original/current

- design, site location ONLY

	53610
RHP	
CS	
26 FEB 2002	
COPIES TO	

F.A.O. Mrs B Patrick

- Re Meeting ~~arranged~~ Wed 6th March.

Addresses where similar extensions have been allowed

87 Vauxhall Drive - No F/2001/3552

4 Vauxhall Drive
13 Vauxhall Drive F/2001/0565/
~~Vauxhall Drive~~. ~~66104~~

2 Fitzroy Crescent

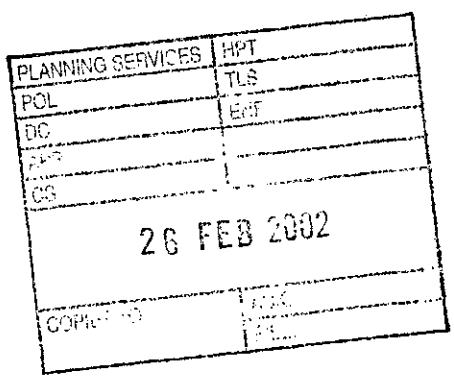
41 Fitzroy Crescent - 1761 / F/2000
52 Fitzroy Crescent.

21 Austin Road.
23 Austin Rd
39 Austin Road. - ~~2979~~ - Front Extension
71 Austin Road
37 Austin Road.

1 Renault Road.
2 Renault Road - 64453 - Appved 96.
7 Renault Road - 69179 - Appved '99

7 Lanark Close

86 Mullbank Crescent



Re 86 Vauxhall Drive, Woodley, RG5 4EE

11/2/02

PLANNING SERVICES	RPT 52995
POL	TLS
DC PT	ENF
APP	
CS	
11 FEB 2002	
COPIES TO	ACK

No. 5421

Dear P ~~Harris~~ Taylor.

Following our meeting ~~here are the details~~ requested re other houses in the area that have done similar to our application

156 Colemansmoor Rd, Woodley
158 Colemansmoor Rd., Woodley
18 Rochester Avenue, Woodley
25 Rochester Avenue, Woodley

41 Vauxhall Drive, Woodley
41 Vauxhall Drive, Woodley } Both built beyond original building line on second floor level

10 Sawpit Road, Hurst

I hope that this information is useful.

As you have requested that we don't have windows on the second storey, side elev. - perhaps we could do a pattern with the brickwork at that level, a diamond design or something similar in a different colour brick, or render the top of brick - paint

What do you think.

Mrs C Rogers

FOR SALE

PL
DC
APP
CS
26 FEB 2002
COPIES TO
ACK:
FILE:

Tel: (01734) 691100

Fax: (01734) 695075

LAFLINS

The Estate Agents

86 VAUXHALL DRIVE

WOODLEY READING RG5 4EE



PRICE ... [redacted] ... FREEHOLD

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY, MUCH IMPROVED BY THE PRESENT OWNERS, TO INCLUDE RE-FITTED KITCHEN AND BATHROOM, DOUBLE GLAZING, AND AN EXCELLENT STANDARD OF DECORATION.

VIEWING: Strictly by appointment with *Laflins* Estate Agents
The Old Chapel Loddon Bridge Road Woodley
OPEN SEVEN DAYS A WEEK

29.NOV.2001 * 5421



ENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Location Plan	
ECT:	Two storey side extension	SCALE:	1:2500	DRAWING No: 01737/ 3
	November 2001	REVISION:		

NG MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

T RESERVED

Excel Design

A



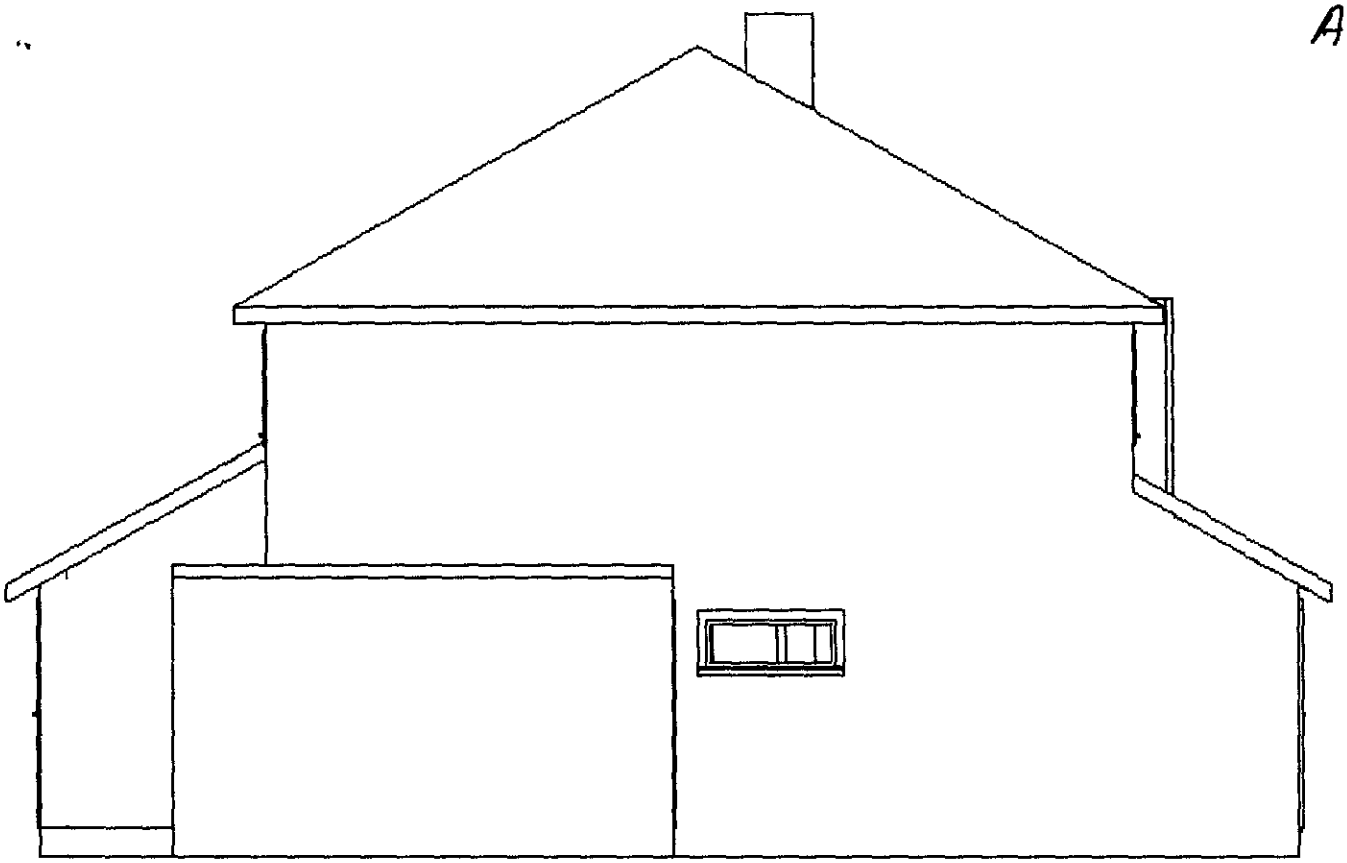
26 FEB 2002

COPIES TO

ACK:

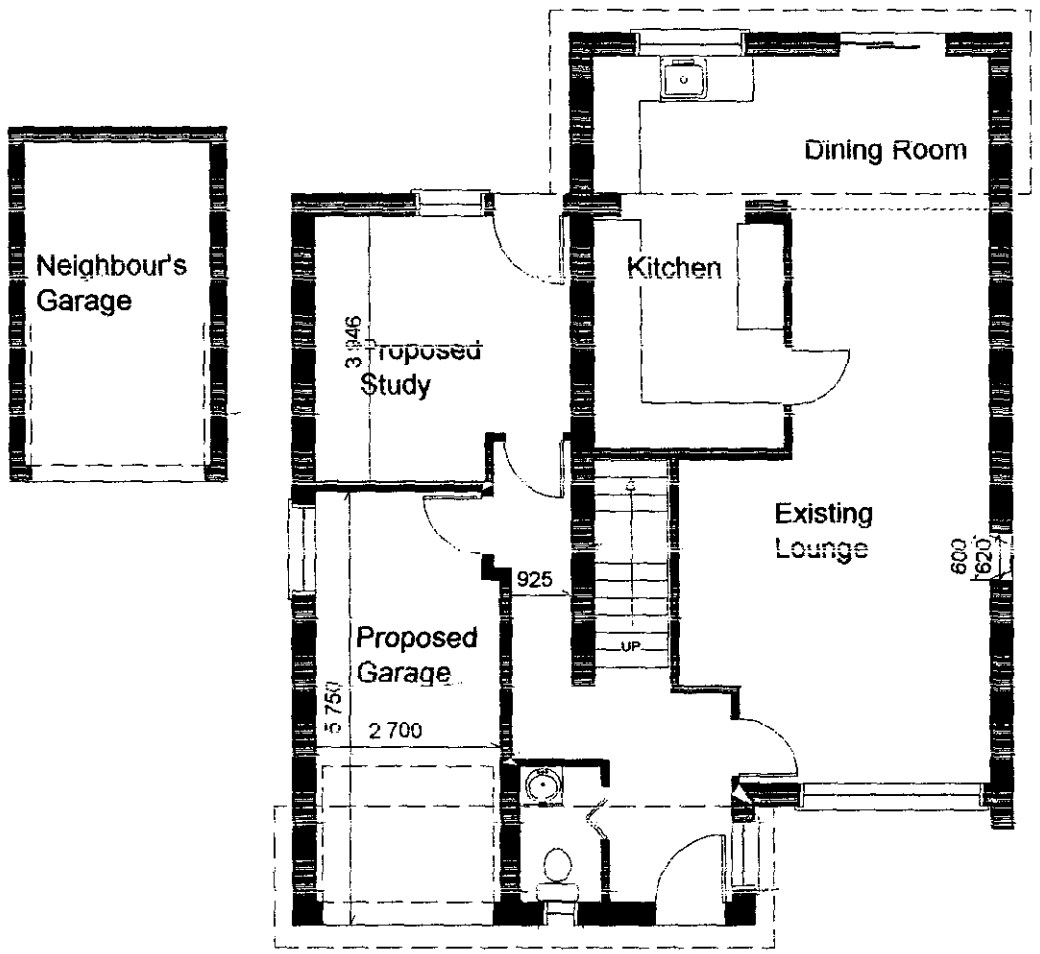
FILE:

A



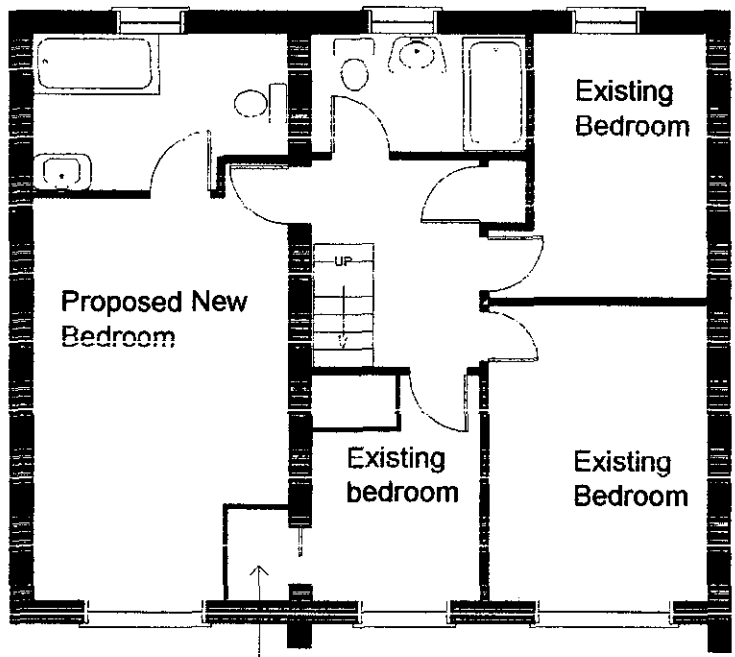
PLANNING OFFICER'S PART
26 FEB 2002

A



PLANNING DEPT
POL
DC
ENF
26 FEB 2002
CONSULT
PRE

A



Create wardrobe in proposed bedroom accessed in Bed 4 to make it a usable room.

PLANNING SERVICES	HPT
POL	TPS
[illegible]	ENF
[illegible]	
[illegible]	

26 FEB 2002

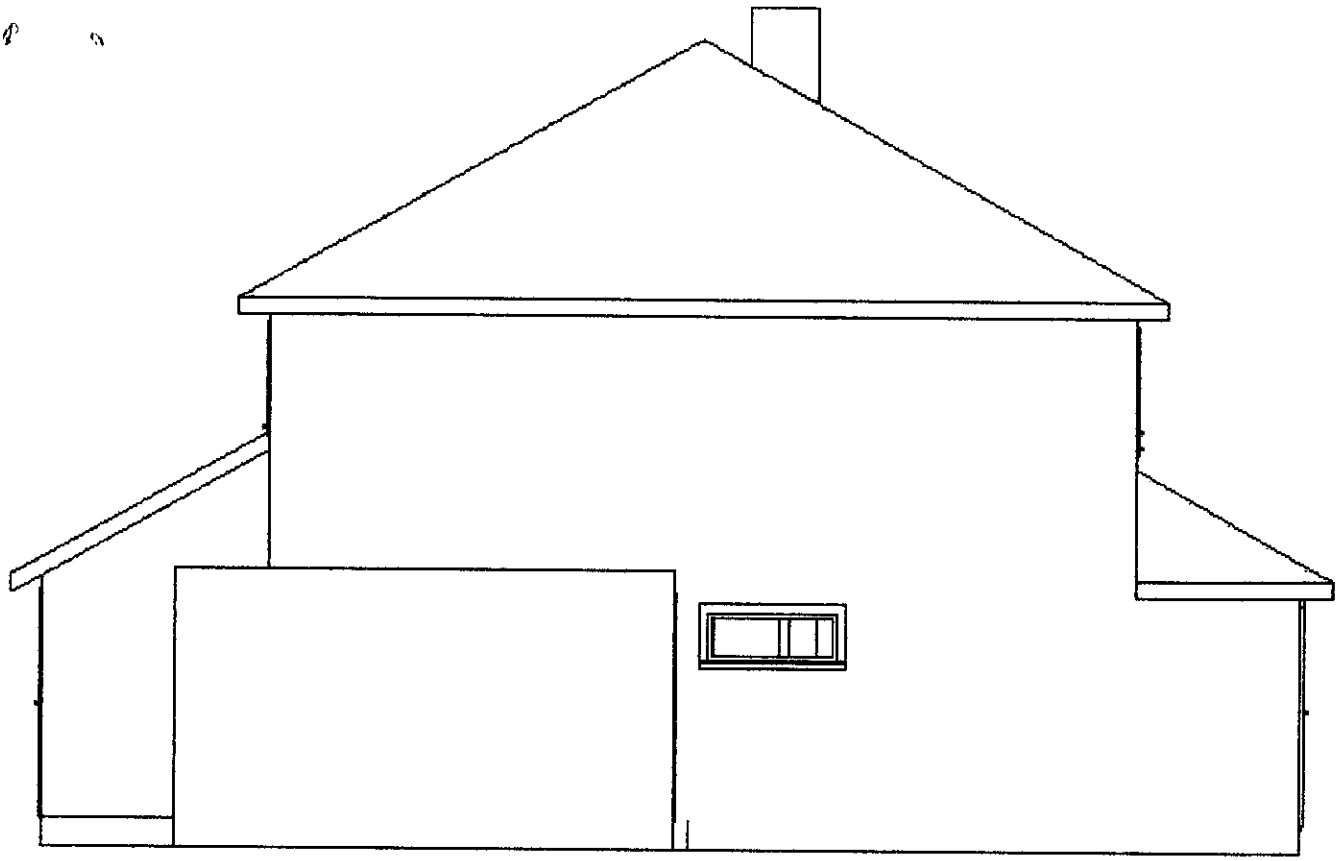
COPIES TO	[illegible]

B



HPT
DC
APP
26 FEB 2002
COPIES

B

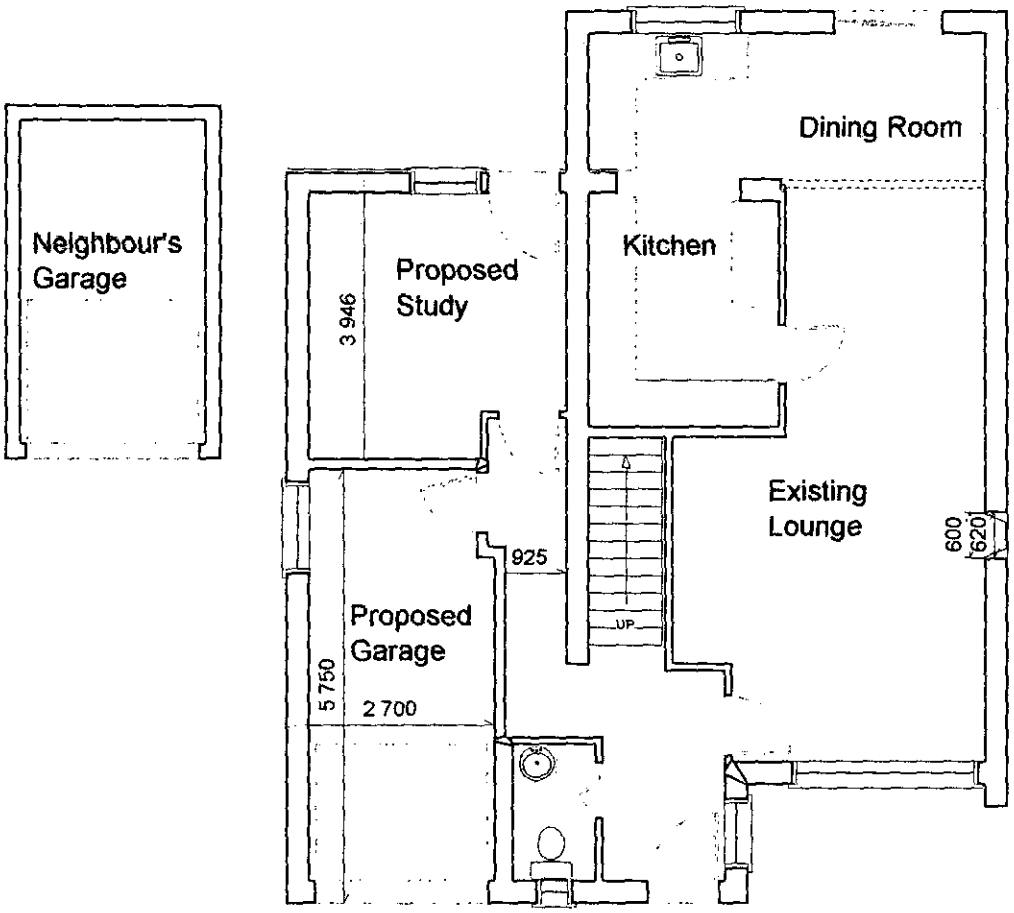


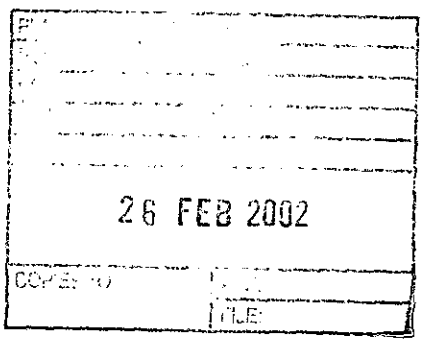
26 FEB 2002

COPIES TO

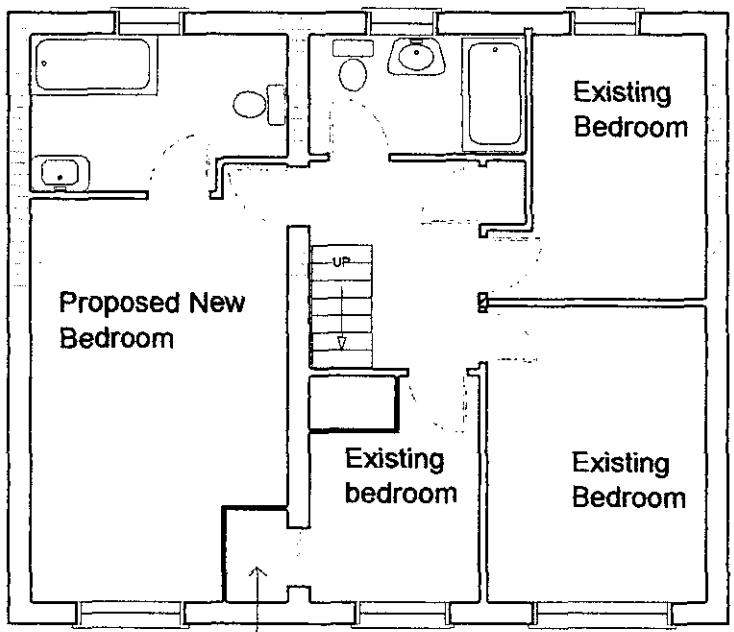
FILE

B


Neighbour's Garage
Proposed Study
3 946
Kitchen
Dining Room
Existing Lounge
600
620
925
UP
Proposed Garage
5 750
2 700


26 FEB 2002
COPIED TO
FILE

B



Create wardrobe in proposed bedroom accessed in Bed 4 to make it a usable room.

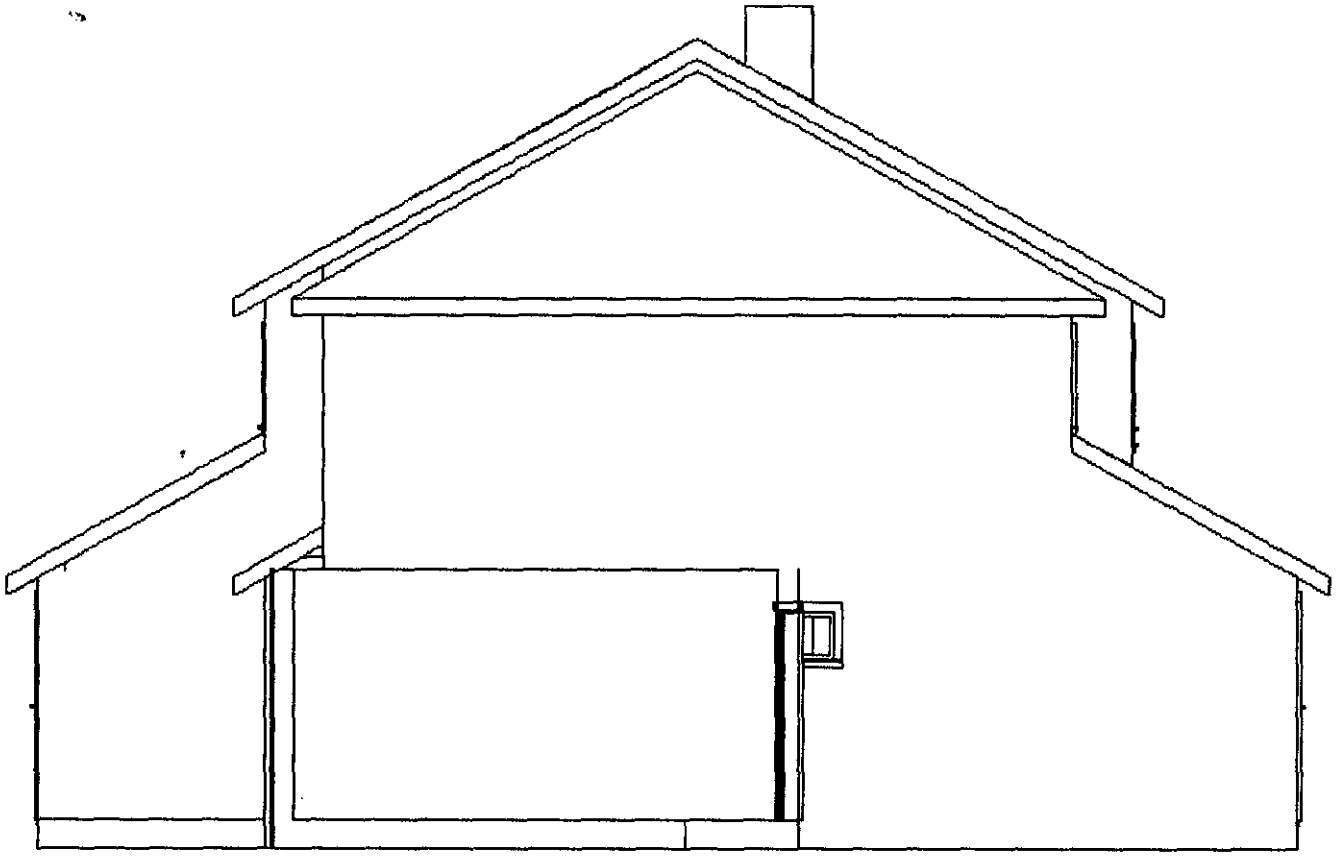
PLANNING SERV
POL
DC
APP
CS
26 FEB 2002
COPIED

C



C

PLANNING SERVICES
POL
DC
APP
CS
26 FEB 2002
COPIES TO
FOR
FILE



C

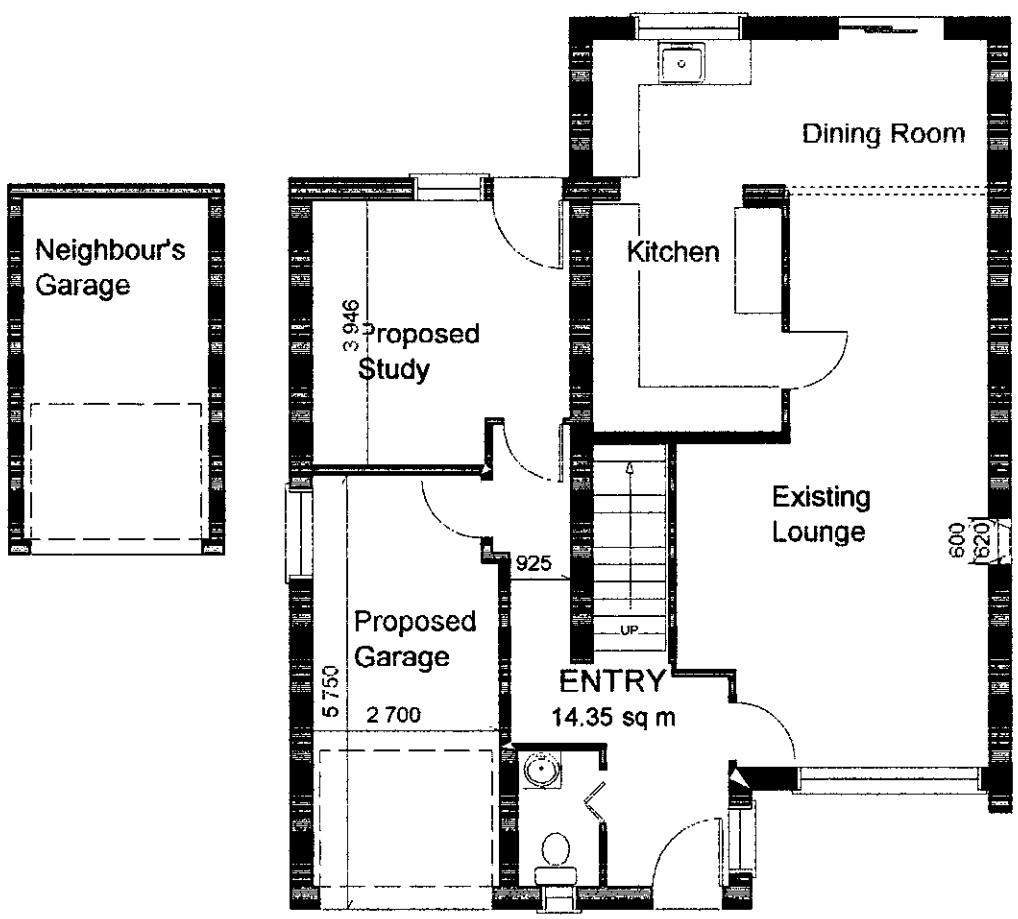
PLANNING SERVICES
POL
DO
APP
CS
26 FEB 2002
COPIES TO

1:100?

C



26 FEB 2002
COPIES TO

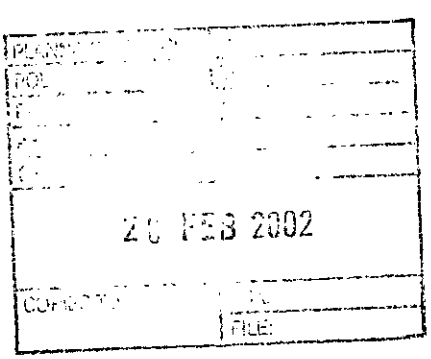


26 FEB 2002
COPIES TO

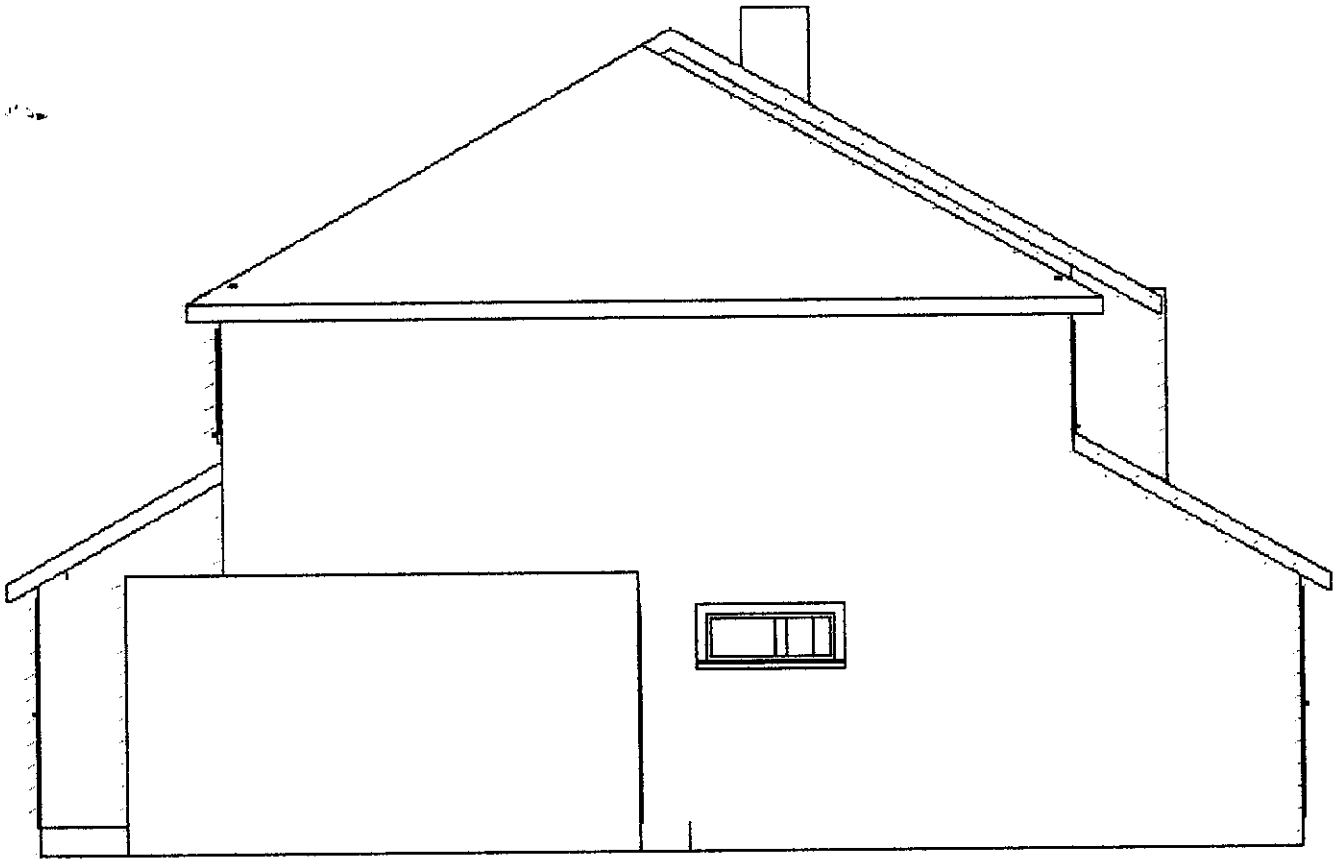
D



Floor plan same as A except set back at front, 1st floor



D



COPIES TO

E

D



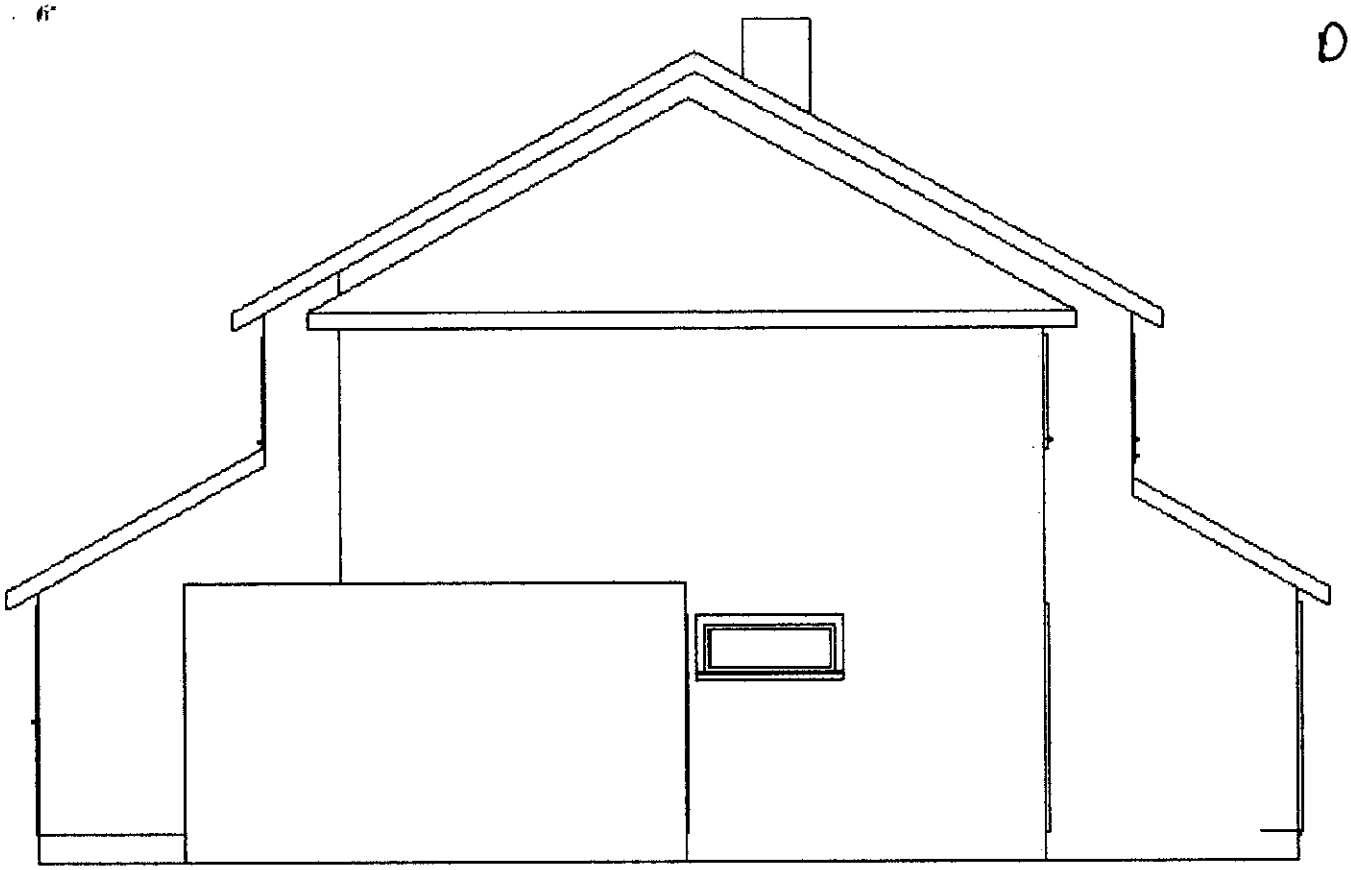
Plans for 86 Vauxhall Drive, Woodley, RG5 4EE

Suggested by P Taylor on 25/2/02

See layout - NOT AN OPTION

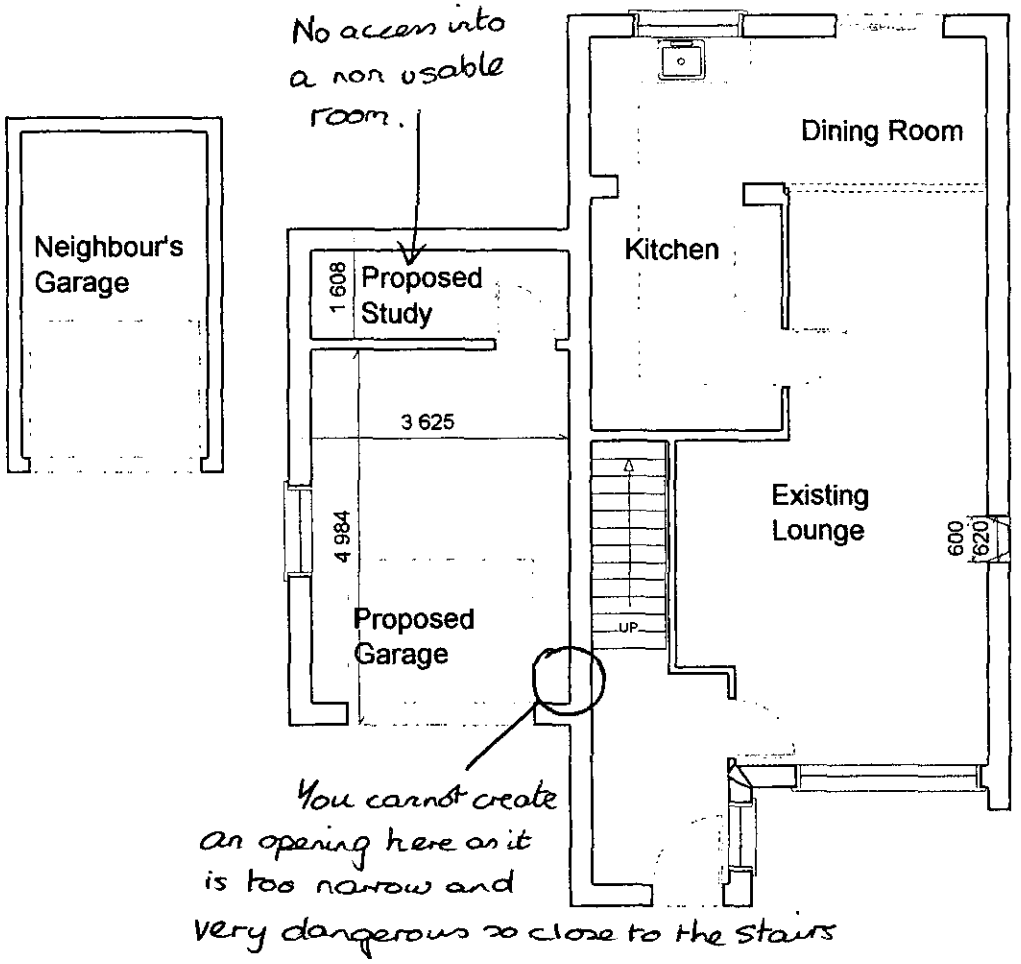
PLANNING SERVICES
POL
28 FEB 2002
COPIES TO
FILE:

D

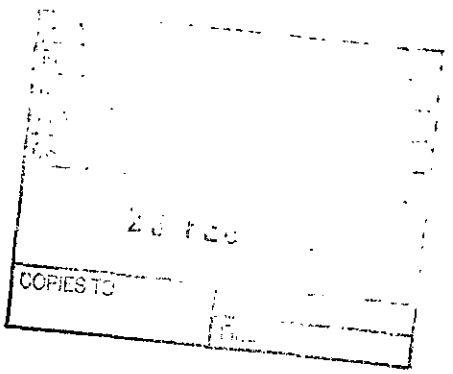


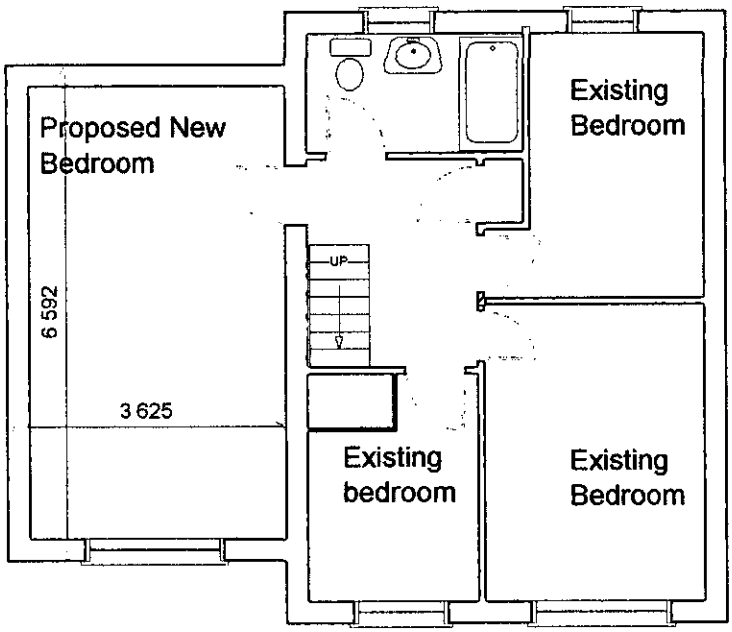
20 FEB 2012
COPIES TO
FILE

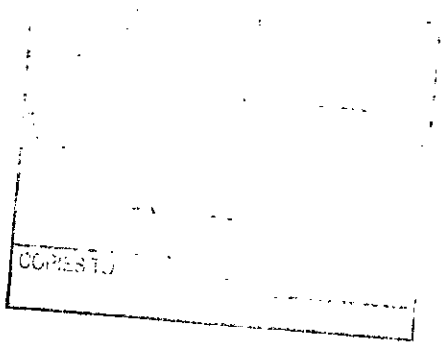
D



LIVING AREA
86.4 sq m




Proposed New Bedroom
Existing Bedroom
UP
6 592
3 625
Existing bedroom
Existing Bedroom



29.NOV.2001 5421

Client:

Mr and Mrs Rogers
86 Vauxhall Drive
Woodley
Reading
Berkshire

87 V.D

Project:

Two Storey Side Extension

Location:

86 Vauxhall Drive
Woodley
Reading
Berkshire

REFUSED

Excel Design
XL01737

29 NOV 2001 * 5421

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18		

CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Drawing List
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01737/ 2
DATE:	November 2001	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001 5421



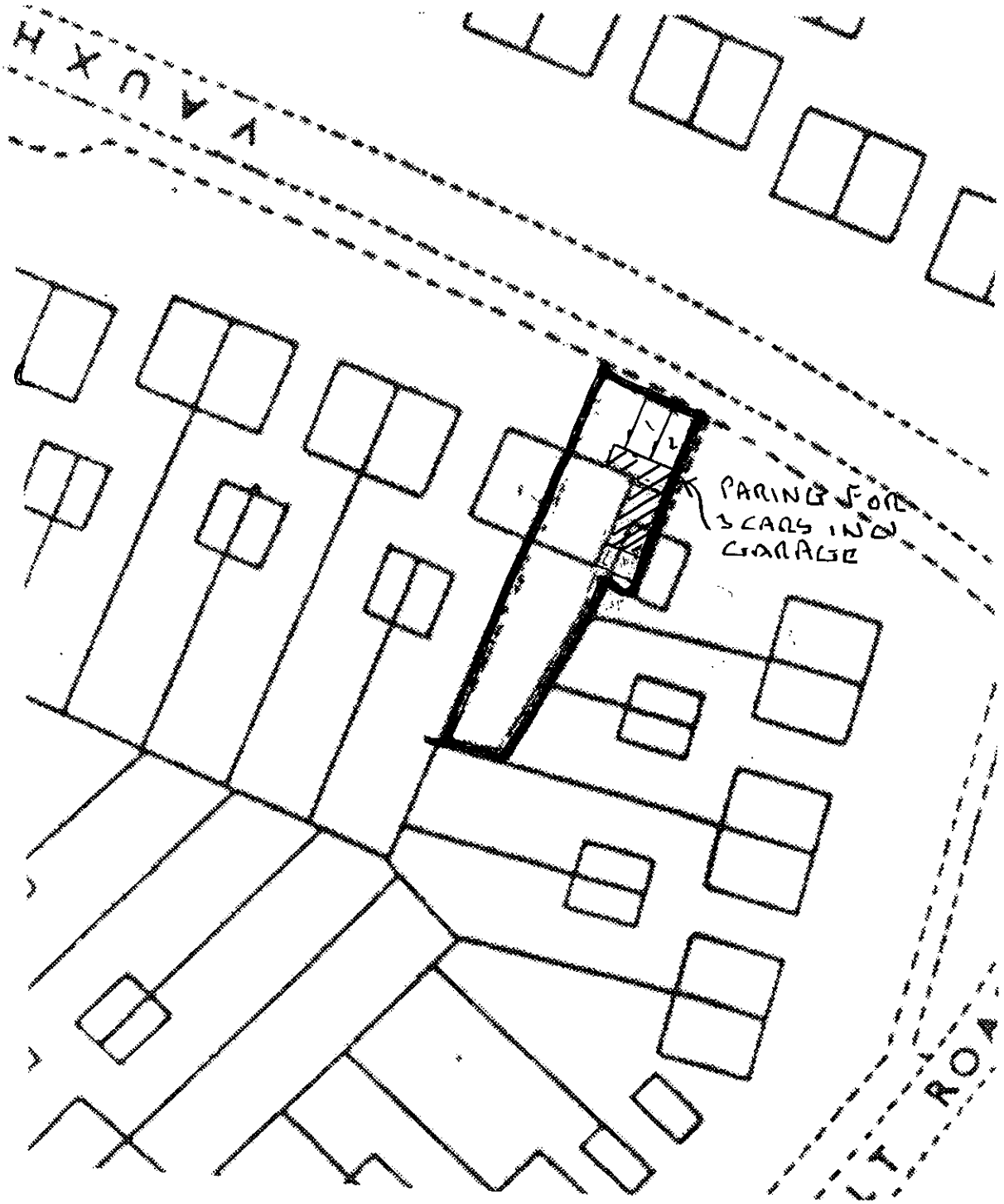
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension	SCALE:	1:2500	DRAWING No:	01737/ 3
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel DeSign

29.NOV.2001 * 5421



CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	01737/ 4
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

CD 29/11/01

29.NOV.2001* 5421

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm Facing brickwork to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
225 mm Turbo block and 100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Notes
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01737/ 5
DATE:	November 2001	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001* 5421

GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Utility Room: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent.

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden or to existing system as directed by the Building Inspector. Existing storm water sewers should be used in preference to soakaways. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover. Existing drains to be checked for exact depth and position prior to construction.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Existing drains to be checked for exact depth and position prior to construction.

16. MEANS OF ESCAPE
Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors will be interlinked, hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION: Notes	
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 01737/ 6
DATE:	November 2001	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001 * 5421



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

REFUSED

PD 29/11/02

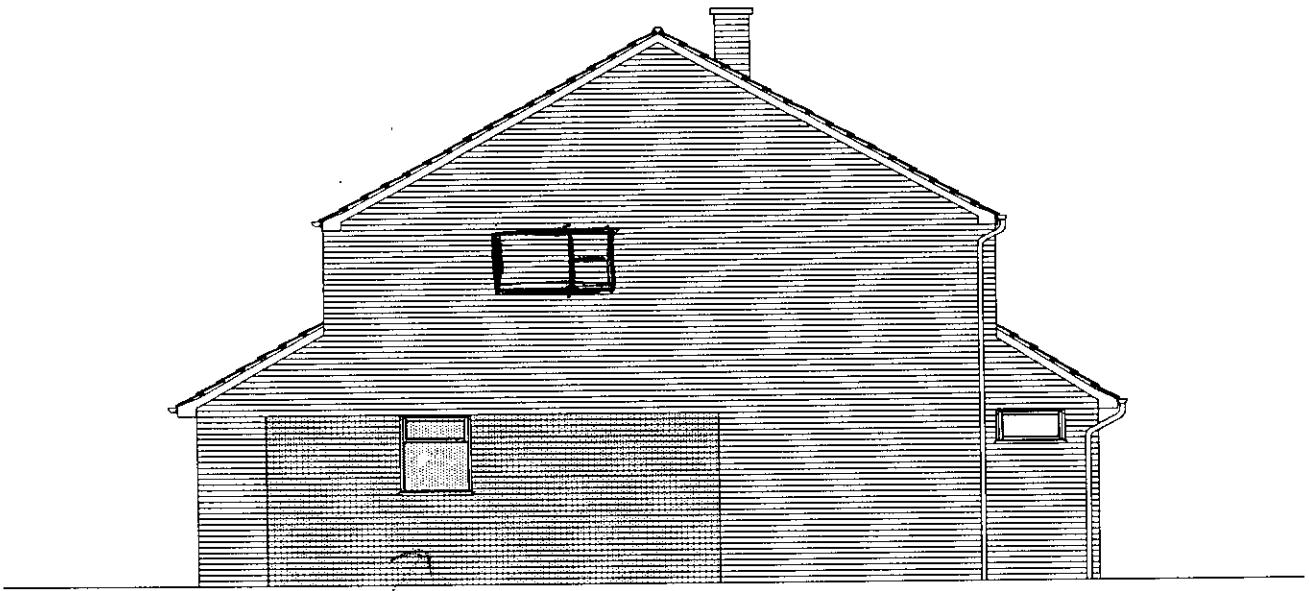
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 8
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

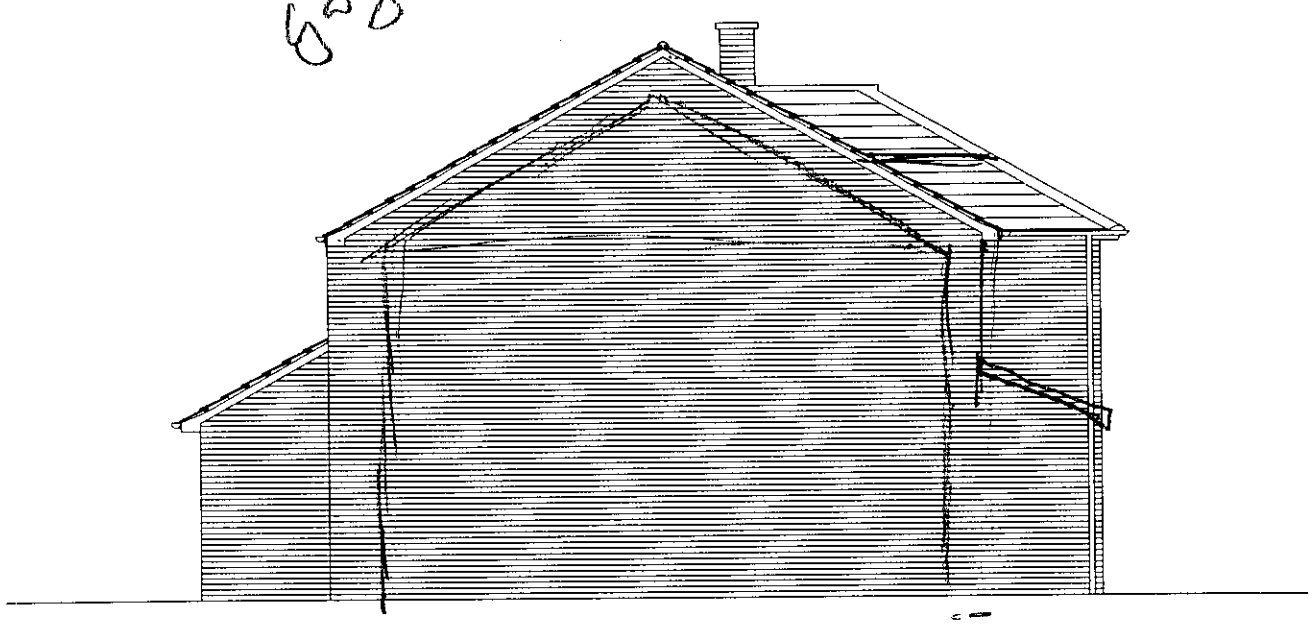
Excel Design

29 NOV 2001 ★ 5421



EXISTING LEFT SIDE ELEVATION

obscured by garage



PROPOSED LEFT SIDE ELEVATION

REFUSED

D Miller

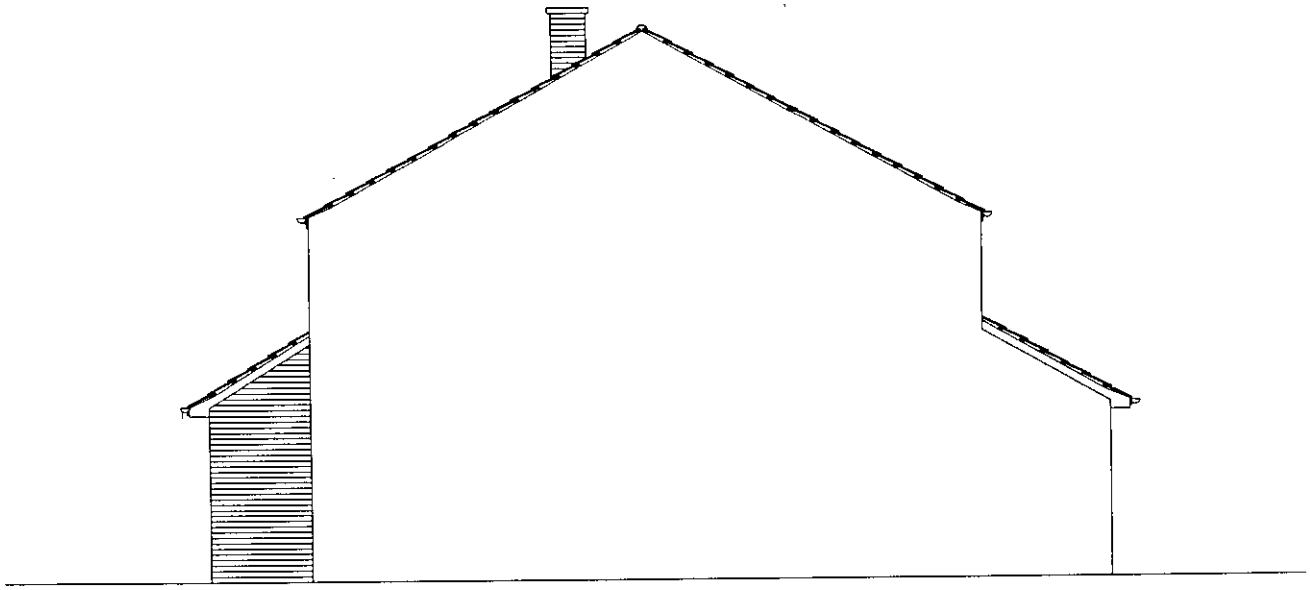
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Left Side Elevations	
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 01737/ 9
DATE:	November 2001	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

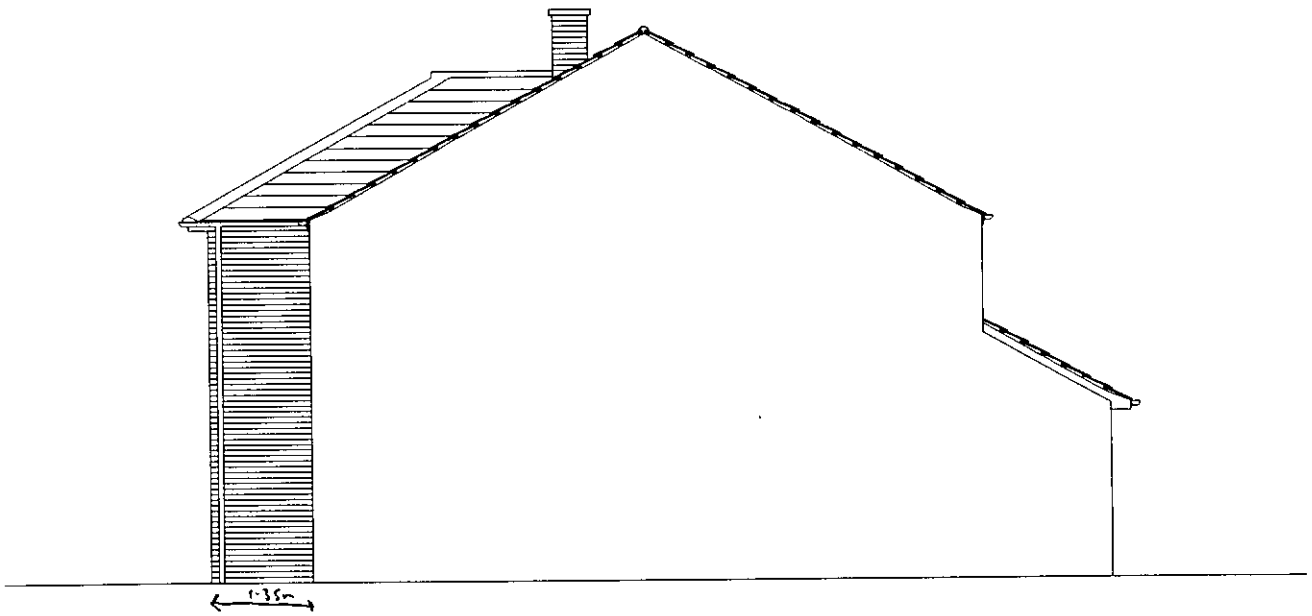
© COPYRIGHT RESERVED

Excel DeSign

29.NOV.2001* 5421



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

45° Sunlight?

REFUSED

CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 10
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001 * 5421



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REFUSED

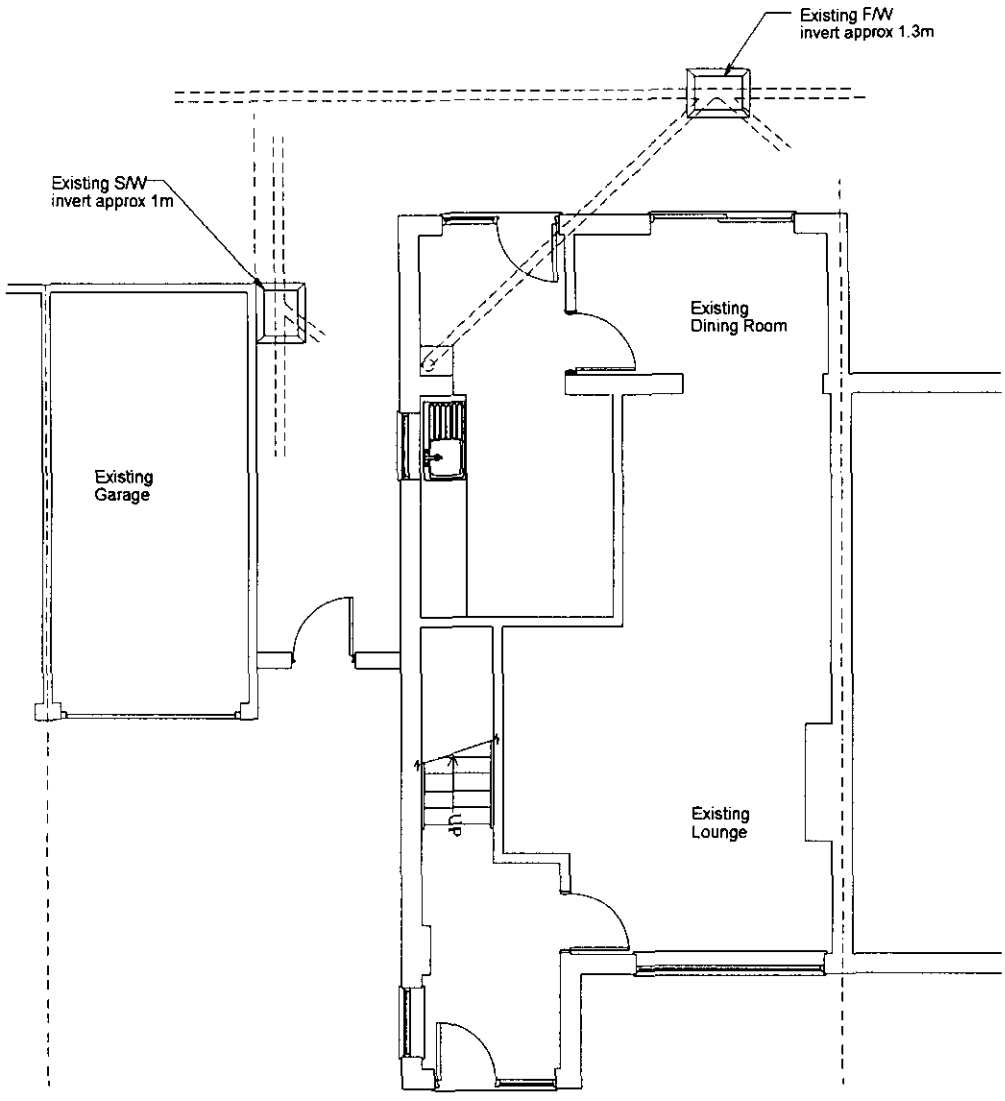
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 11
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel design

29.NOV.2001* 5421



EXISTING GROUND FLOOR PLAN

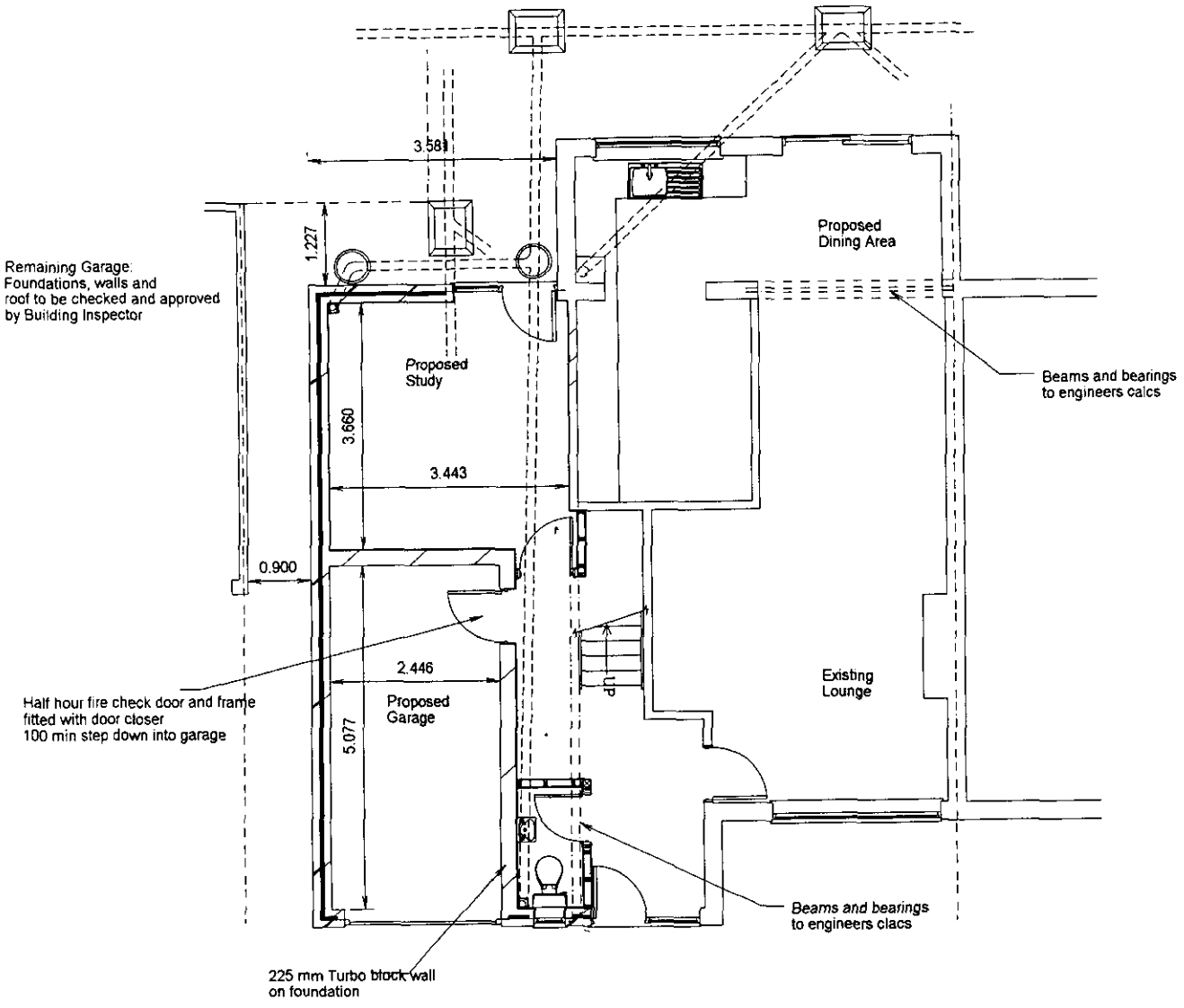
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 12
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001 ★ 5421



PROPOSED GROUND FLOOR PLAN

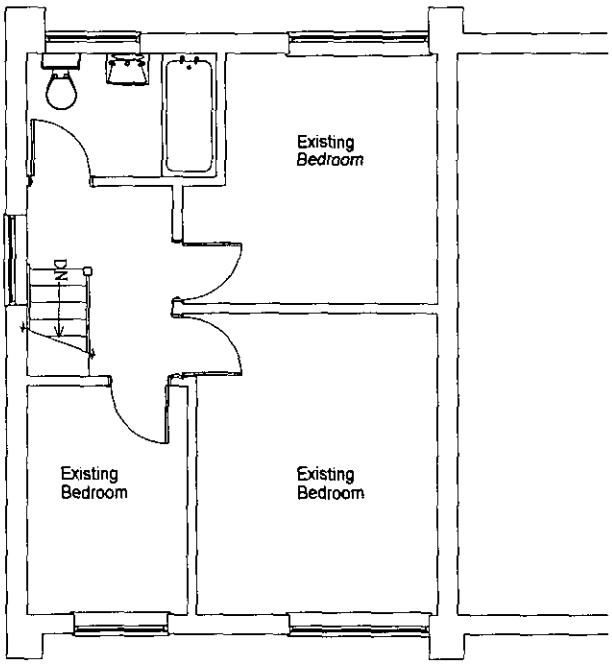
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 13
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

29/11/02 Excel Design

29.NOV.2001* 5421



EXISTING FIRST FLOOR PLAN

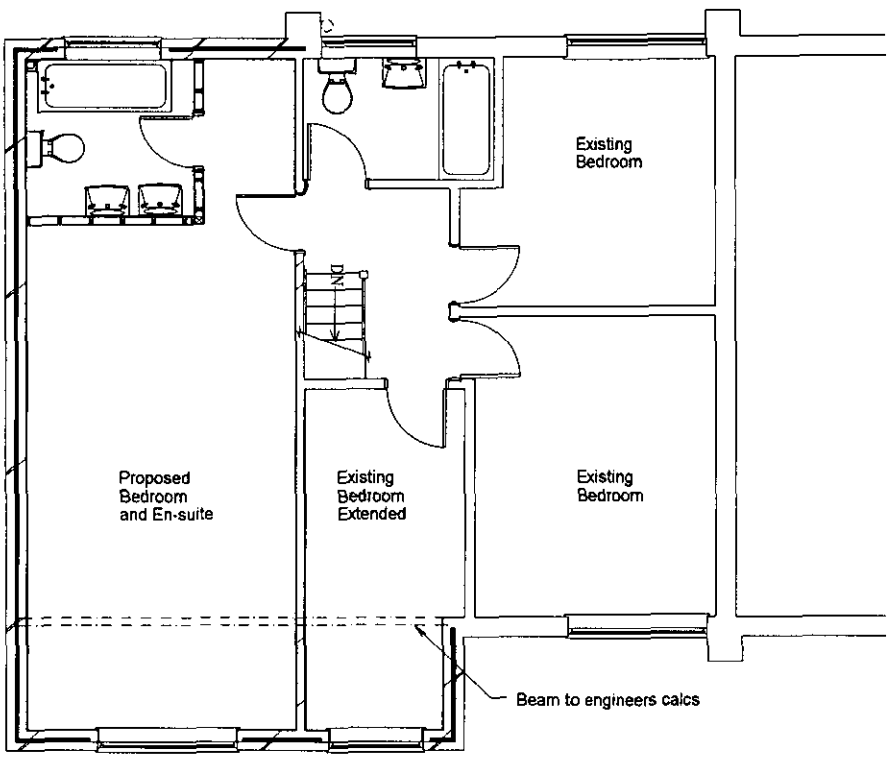
CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 14
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29.NOV.2001 ★ 5421



PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	01737/ 15
DATE:	November 2001	REVISION:			

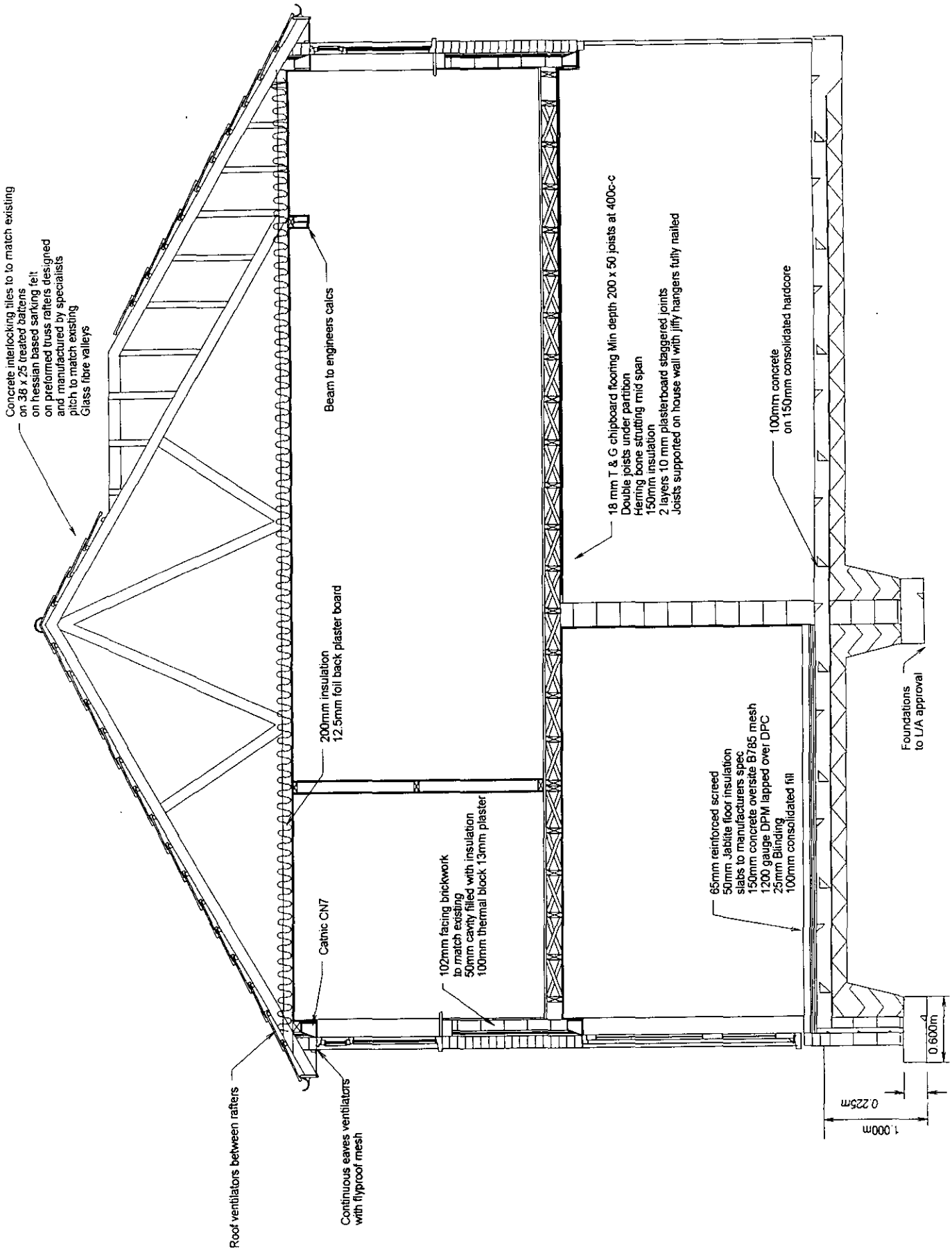
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

29/11/02

29.NOV.2001 5421



CLIENT:	Mr and Mrs Rogers, 86 Vauxhall Drive, Woodley	DESCRIPTION:	Section		
PROJECT:	Two storey side extension	SCALE:	1:50	DRAWING No:	01737/ 17
DATE:	November 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel DeSign

29.NOV.2001 * 5421

Additional Notes:

Drawings Prepared By:

Excel Design Ltd

Designs For Construction

17 Gorse Ride South . Finchampstead . Wokingham
Berkshire . RG40 4EH
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

GeorgeAvis@ExcelDesign.Ltd.UK
Associate of the Chartered Institute of Building

FLORIDA VACATION HOMES

We have a wide selection of magnificently designed and splendidly furnished 2 - 7 bedroom homes with pools throughout the **SUNSHINE STATE.**
They are all air conditioned and fully equipped to very high standards.
We also have local 24 hour management for total peace of mind

WE HAVE HOMES IN 35 LOCATIONS CLOSE TO DISNEY WORLD ALL WITHIN 15 MINUTES OF THE MAIN ATTRCATIONS.

WE ALSO HAVE HOMES ALONG THE SOUTH WEST GULF COAST IN 13 LOCATIONS, INCLUDING WATERFRONT HOMES.

OUR HOMES ARE THE IDEAL CHOICE TO MAKE YOUR STAY IN FLORIDA A HOLIDAY OF A LIFETIME.

PERFECT FOR RELAXING IN IDYLLIC COMFORT.

Accommodation Prices start from as little as £288 per week (not per person)



Phone: 0118 973 0150
www.AvisVacations.com
Enquiries@AvisVacations.com
Fax: 0118 973 4175
Contact: Christine or George

9746484

F.A.O. Philip Taylor

PL: S4036
POL
DC PT
APP
CS
11 MAR 2002
COPIES TO
ACK
FILE:

Re 86 Vauxhall Drive

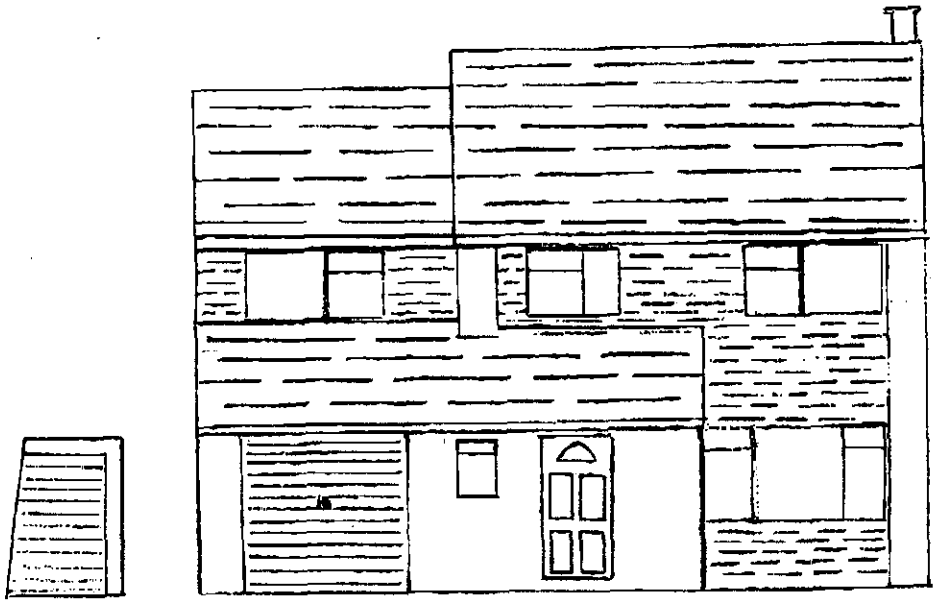
Scale 1:100

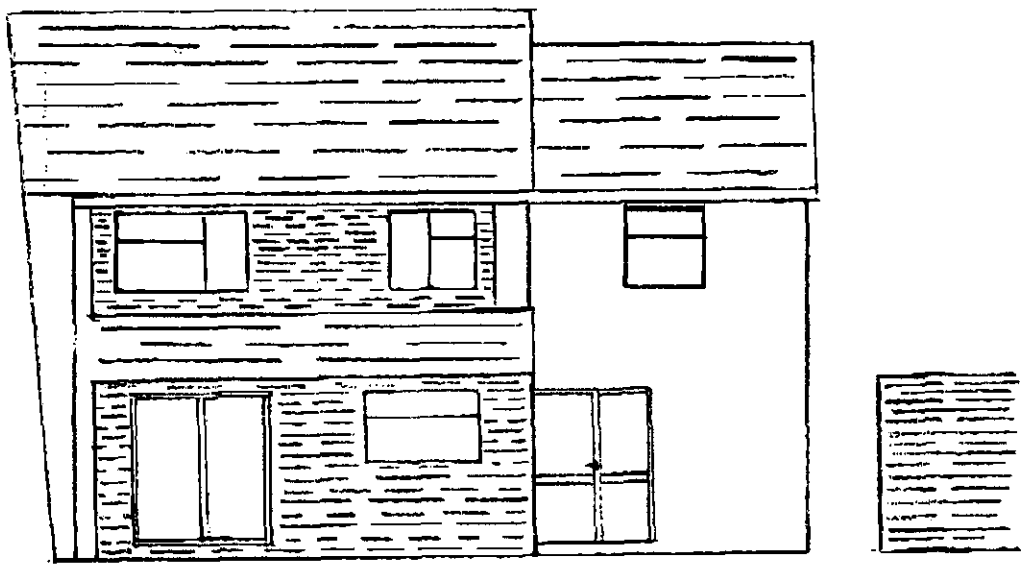
Obviously I will write on bricks / roof tiles to match existing

Please ring on 0775 461 1623

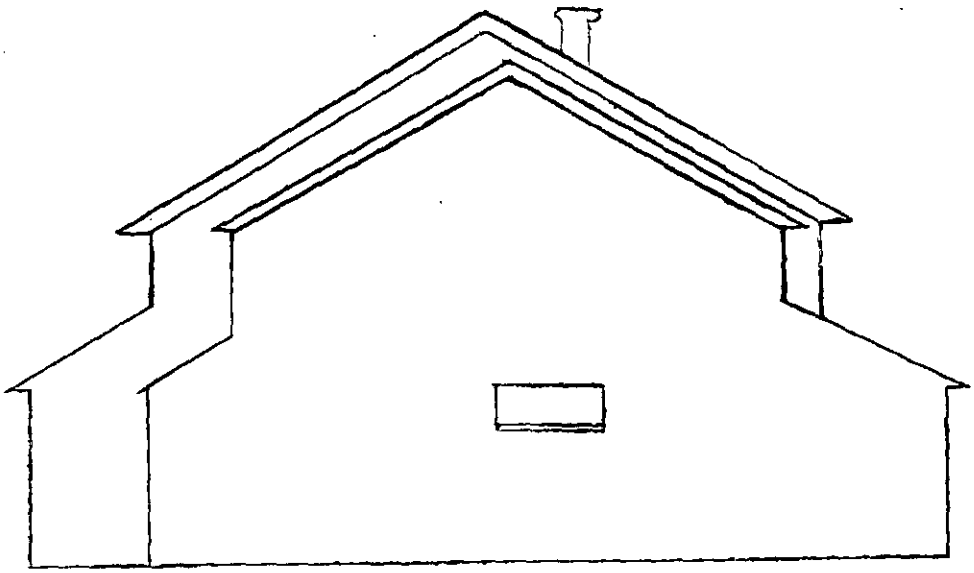
Thank you for your help

Catherine Rogers

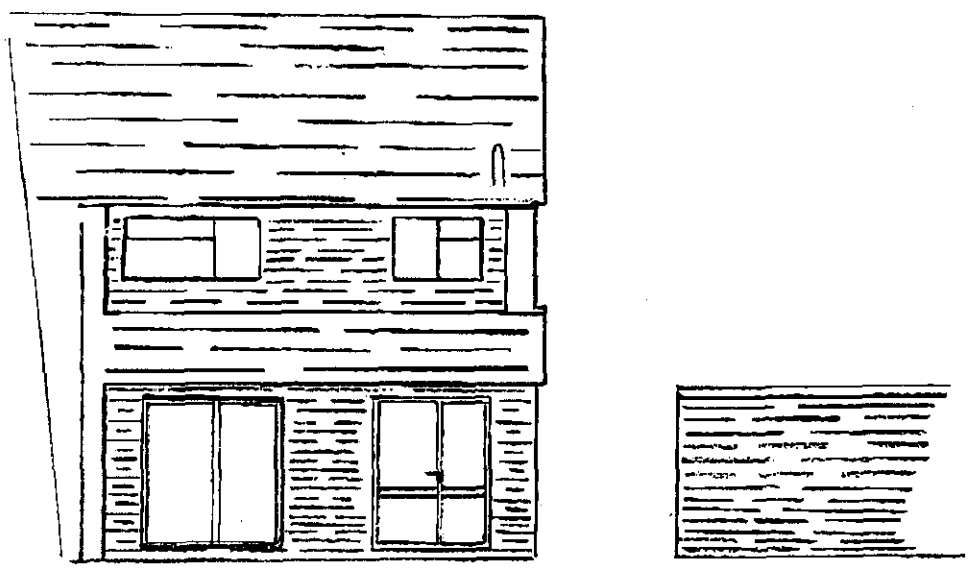




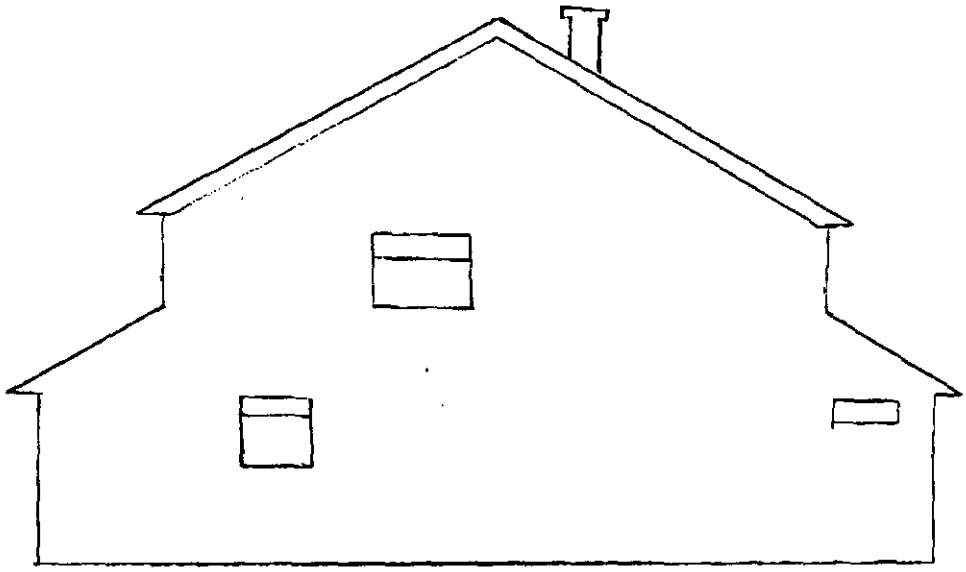
0118 9750030

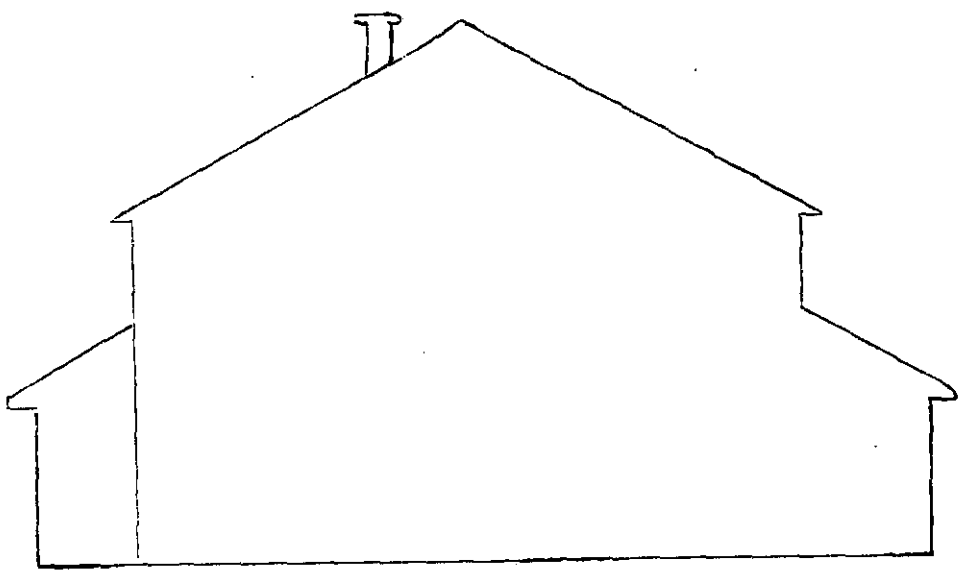




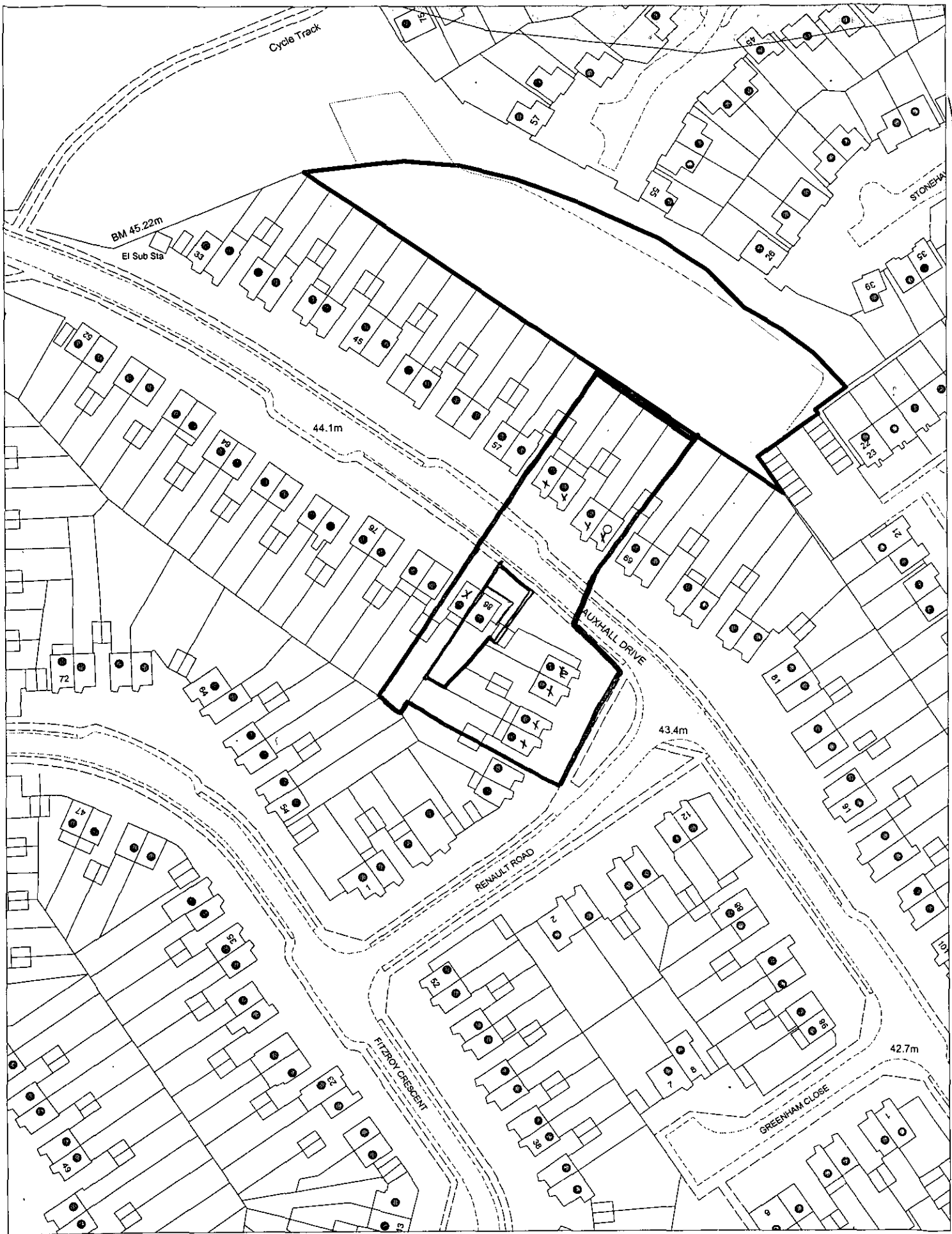


0118 9750030





29.NOV.2001 * 5421



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

Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001 Scale: 1 : 1250

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

EX SYSTEMS LTD

APPLICATION NO.5421

Name of appellant:
Mr & Mrs K Rogers

Site address:
86 Vauxhall Drive, Woodley

Proposal:Proposed 2 storey side extension to dwelling

Case Officer:PT

Allowed
28/10/02

8

534

Date Commenced

Date Completed

APPROVED

INFORMAL HEARING APPEAL

APPEAL ALLOWED 28/10/02

CASE OFFICER: PT

APPLICATION NUMBER: 5421

APPELLANT: Mr & Mrs K Rogers

SITE: 86 Vauxhall Drive, Woodley

APPEAL REF: APP/X0360/A/02/1090740

START DATE: 27/05/02 ~~02/10~~ 2/10/02 ~~to be advised~~

DATE OF HEARING ~~18/12/02 CRT~~ . 2 or 3 oct

Progress Record	Date Actioned	Initials
Appeal Logged:	29/05/02	
Entered on Access:	29/05/02	DG
Notification Letters Due:	**10/06/02**	
Notification Letters Sent:	31/05/02	DC
Questionnaire Due:	**10/06/02**	
Questionnaire Sent:	31/05/02	DC
Venue Booked:	✓	DG.
Statement Due:	08/07/02.	
Checked by Team Leader:		
Statement Sent:	04/07/02	DG.
Comments Due:	29/07/02	
Comments Sent:		
Hearing Date Notification sent:	06/09/02	DG
Decision Letter circulated:	29/10/02	DC
Decision entered on Access.	29/10/02	DG

Appeal Decision

Hearing held on 2 October 2002

by J P Roberts BSc(Hons) LLB(Hons) MRTPI

an Inspector appointed by the First Secretary of State

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

Date 28 OCT 2002

Appeal Ref: APP/X0360/A/02/1090740
86 Vauxhall Drive, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs K Rogers against the decision of Wokingham District Council.
- The application (Ref.F/2001/5421), dated 23 November 2001, was refused by notice dated 25 January 2002.
- The development proposed is the erection of a two storey side extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. Amended plans were submitted by the appellants with their appeal submissions. At the Hearing the appellants indicated that they wished the amended plans to be considered in place of the originally submitted plans. The Council was concerned that the elevational drawings were not drawn to scale and it was not clear that neighbouring occupiers had been consulted on the revised proposal. Whilst I note that the floor plans of the revised proposal were to scale, I consider that the inability to rely on the accuracy of the elevational drawings could affect the Council's position in terms of future enforcement. I also take the view that the letters from neighbours did not make it clear that they had been consulted on the revised scheme and therefore my dealing with them might prejudice their interests. Accordingly I have confined my consideration to the originally submitted drawings.

Main Issue

2. I consider the main issue to be the effect of the proposal on the character and appearance of the area.

Planning Policy

3. The development plan for the area includes the Berkshire Structure Plan 1991-2006 Incorporating Alterations adopted in August 1997 and the Loddon Area Local Plan adopted in May 1995. Structure Plan policy LD3 seeks to ensure that development does not result in unacceptable impacts on the environment, which includes serious harm to the character and appearance of an area. Local Plan policy LBE1 requires new development to be of a high standard of design appropriate to the character of the area, and amongst other things it should make a positive contribution to that character. Conversely, Policy LBE2 provides that proposals that are inappropriate in terms of their relationship with adjoining land and buildings or which would harm the character of an area will not be permitted. Policy LTV6 seeks to protect important open areas within settlements, which includes garden areas that

significantly contribute to the character of settlements. New development within such areas will only be permitted where it is sympathetic in scale and character.

4. I have also been referred to the Wokingham District Local Plan Deposit Draft. Objections to the plan have been the subject of a public inquiry and the Inspector's report and recommendations have been published, to which the Council's response is awaited. Policy WBE1 requires development to be of good contemporary design respecting the local context. It also provides that in determining applications for development regard will be had to a number of criteria including visual impact, local townscape, physical features of the proposal and Supplementary Planning Design Guidance adopted by the Council.

5. Policy WOS3 sets out criteria against which proposals that are acceptable in principle will be assessed. These include the need for developments to be appropriate in scale and character to the area in which they are located, and to be of a high quality of design that respects the local context.

6. Objections have been made to both Policies WBE1 and WOS3 and the Inspector has recommended that they be reworded. Although the draft plan has made significant progress towards adoption, in line with national guidance I afford it less weight than the adopted plan.

7. I have also been referred to the Council's Supplementary Planning Guidance (SPG) titled *Guidelines for Extending Your Home.* The Council adopted the guidance on 30 September 2002, but in respect of the advice relating to the appeal proposal, its substance differs little from the previous consultation draft. The SPG is in support of policies in the adopted Local Plan and was the subject of consultation. Accordingly, in accordance with the advice in paragraph 3.16 of Planning Policy Guidance Note 12 *Development Plans* (PPG12), I attach significant weight to it.

Reasons

8. The Council's principal concern in respect of the proposed extension is the effect of the two storey element which would project forward of the main wall of the dwelling. In my view, whilst the appeal property is in line with a number of others in this part of Vauxhall Drive, elsewhere in the street there is variety in the siting of dwellings in relation to the highway. I consider that the building line established by the appeal property and its neighbours to the west is not so strong that the proposal would appear as incongruous or out of keeping with the appearance of the street.

9. My views are reinforced by the limited extent of the proposed forward projection which extends no further forward than the existing single storey porch, although it is wider. In my judgement, the variety of sizes and designs of other porches in the street helps to provide a mixed appearance to the front elevations in the street. Furthermore, the close boarded fence which encloses much of the garden of 19 Renault Road blocks views of the lower part of the appeal property and its neighbours when viewed to the east. When viewed from the west, the neighbouring house at 19 Renault Road is set further back from Vauxhall Drive, and the change in layout forms a significant interruption in the street scene. Elsewhere, I note that planting helps break up the open plan nature of the front gardens of the street.

10. The site does not lie in a Conservation Area, nor has it been the subject of any other special designation in recognition of its character or appearance. Whilst in my opinion the area is

of a generally pleasant appearance, it possesses no features of especial value deserving of protection. I have had regard to the specific advice in the Council's SPG which indicates that generally two storey front extensions will not be acceptable. However, the guidance identifies the impact of such extensions on the street scene as being the primary concern, but for the reasons I have explained, I take the view that in this case, the proposal would not damage the appearance of the street scene.

11. The proposed extension would maintain the same ridge height as the main dwelling. The Council made it clear at the Hearing that although the proposal would conflict with SPG advice that side extensions should have a lower ridge height than the main dwelling, in this instance the proposed continuation of the main ridge would not justify a refusal on this point alone. In my view the projecting part of the extension would break up the continuous roof form and would serve to avoid a terracing effect and therefore I find no objection to the use of a continued ridgeline in this case.

12. Accordingly, on the main issue I conclude that the proposal would not materially harm the character or appearance of the area, nor would it conflict with the aims of the development plan policies, draft plan policies or the SPG to which I have referred.

Other matters

13. Although at the Hearing the Council withdrew the second reason for refusal, relating to the effect of the proposal on the outlook of the occupiers of 19 Renault Road, I have nevertheless considered the issue. In my opinion, there would be a sufficient distance between the proposed extension and the rear wall of 19 Renault Road to ensure that the side wall of the extended property would not have an unacceptable impact on the living conditions of the neighbouring property.

14. I have had regard to the numerous examples of other extensions which have been built or approved elsewhere in Woodley and the wider area. From the evidence provided to me, I find that none is directly comparable to the circumstances of the appeal proposal and therefore I attach limited importance to them.

15. I also note the need of the appellants to provide additional accommodation to serve their growing family, and their inability to find suitable affordable housing elsewhere. However, such personal circumstances, on their own, will rarely be sufficient to influence the outcome of appeals, and the weight I attach to them is limited.

16. The concerns of the Woodley Town Council relate to unspecified effects on the garage of 19 Renault Road. I can find no matters of relevance to planning which would be prejudiced by the proposal insofar as the garage is concerned. My views are reinforced by the support offered for the proposal by the occupiers of 19 Renault Road.

Conditions

17. The Council suggested 5 conditions. With regard to the condition relating to a roller shutter garage door it was established at the site visit that sufficient room would exist to enable a car to be parked in front of the proposed "up and over" garage door, without impinging on the highway. Accordingly, I consider that the condition is unnecessary. At the Hearing the Council also asked that a condition be imposed to prevent the proposed garage from being used in the future other than as a garage. The reason put forward for such a restriction was to avoid a loss of parking spaces and the need to park on the highway. Whilst the appellants

had no objection to such a condition, I consider that it would run contrary to Government's emphasis on creating sustainable residential environments and the move away from minimum parking standards.

18. In addition to imposing the standard implementation period, I consider that other suggested conditions are necessary. The need to ensure matching materials and the removal of permitted development rights to insert windows into the east elevation of the proposed extension are necessary in the interest of the appearance of the development and to protect the living conditions of the occupiers of 19 Renault Road respectively.

Conclusion

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

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a two storey side extension at 86 Vauxhall Drive, Woodley, Reading in accordance with the terms of the application [Ref. F/2001/5421] dated 23 November 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) 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 windows shall be constructed on the east elevation of the extension hereby permitted without the prior approval in writing of the local planning authority.

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

Information

21. 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.

22. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

INSPECTOR

Plan C - Plan submitted by the appellants showing the location of extensions in Woodley referred to in the appellants' statement

Plan D - Plans submitted with appellants' statement showing extension approved under ref: 6159

Plan E - Plans submitted with appellants' statement showing possible compromise options

PHOTOGRAPHS

Photograph 1 - Set of photographs submitted with appellants' statement showing extensions on other properties

Photograph 2 - Photographs of extension built at 171 Colemansmoor Road

Photograph 3 - Photograph of appeal property photographs submitted with appellants' response to the Council's statement

Photograph 4 - Set of photographs submitted with appellants' letter dated 12 July 2002 showing extensions on other properties

Photograph 5 - Set of photographs submitted by the appellants at the Hearing showing extensions on other properties

APPEARANCES

FOR THE APPELLANT:

Mr Kevin Rogers
Appellant

Mrs C Rogers
Appellant

Mrs Frances P Davis
Relative of the appellants

FOR THE LOCAL PLANNING AUTHORITY:

Mr Phillip Taylor, BSc (Hons) DipTP, MRTPI
Planning Officer, Wokingham District Council

Mrs B Polnik, BSc (Hons) DipTP, MRTPI
Senior Planning Officer, Wokingham District Council

DOCUMENTS

Document 1 - List of persons present at the Hearing.

Document 2 - Copy of the Council's letter of notification and list of persons notified.

Document 3 - Appendices to the Council's Statement

Document 4 - Consultation draft *New Guideline on Extensions to Dwellings in The Wokingham District* submitted by the appellants at the Hearing

Document 5 - Extract from Inspector's Report into Objections to the Wokingham District Local Plan submitted by the Council at the Hearing

Document 6 - Adopted *Guidelines for Extending Your Home* submitted by the Council at the Hearing

Document 7 - Letter dated 23 September 2002 submitted by the appellants at the Hearing

PLANS

Plan A - Bundle of application plans

Plan B - Bundle of plans submitted by the appellants with their grounds of appeal showing alternative designs discussed with the Council

Tel. (0118) 974 6448 (Direct Line)
Date: September 6, 2002
My ref: F/2002/5421
Your ref: APP/X0360/A/02/1090740

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs K Rogers
SITE: 86 Vauxhall Drive, Woodley

With reference to this appeal, I enclose 2 copies of the Hearing notification letter.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

FILE NOTE

1/8/02.

Spoke to Mrs Rogers on the telephone in response to her letter of 12th July 2002.
Acknowledged that if there are factual errors in our statement these need to be acknowledged. (Eg other extensions in Vauxhall Drive.)

Confirmed permission had been granted for one extension set back from the building and that I did not feel that bringing an extension forward would be acceptable.

Acknowledged the various cases where other extensions are built forward but advised that in my view the circumstances were different.

Whilst Mrs Rogers wished to discuss a compromise I advised that if that meant bringing the extended building forward of the main building that that was not likely to be acceptable to the Council. At this point Mrs Rogers curtailed any further conversation by thanking me for my views and then put the phone down.

TGW
DCM 1/8/02

Tel. (0118) 974 6448 (Direct Line)
Date. September 6, 2002
My ref: F/2001/5421
Your ref:

The Owner / Occupier
61
VAUXHALL DRIVE
WOODLEY
READING
RG5 4EB

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Mr & Mrs Rogers
SITE: 86 Vauxhall Drive Woodley Reading
PROPOSAL: Proposed two storey side extension to dwelling.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on **02/10/2002**

If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X0360/A/02/1090740 .**

Yours faithfully

Denise Gumbrell

Appeals Assistant

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

58486

PLANNING SERVICES | HPT
PCL | TLS
DC D9 | ENF
APP
CS
11 JUL 2002
COPIES TO
FILE:

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

Your Ref: F/2001/5421
Our Ref: APP/X0360/A/02/1090740
Date: 10 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

I enclose a copy of the appellants statement relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 29/07

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

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

Yours faithfully

Mrs Margaret Pocock

211AL(BPR)

0118 9014645

86 Vauxhall Drive
Woodley
Reading
RG5 4EE
0118 9014645
23rd September 2002

PLANNING SERVICES | 61367
FILE | TLS
DC | ENF
APP
CS
24 SEP 2002
COPIES TO | ACK:
FILE:

RE: APP/X0360/A/02/1090740

Dear Mrs M Pocock

We refer to the above appeal and our telephone conversation today and as discussed we would be extremely grateful if these additional addresses could be added to the original material submitted as they are applications almost identical to ours which have been approved by Wokingham District Council but have only recently come to light.

1) 5 Crediton Close, Woodley Planning No 7266/02 Approved 20th Sept 02
This is a front two-storey extension 2.7 metres beyond the original building line in a similar location – corner position, which has only just been approved despite objections from neighbours.

All the following properties are on the newer airfield development.

2) 1 Rose Close, Woodley Planning No 4633/01 Building work under completion
This is 2 storey front extension to dwelling which is highly visible from Comet Way and the park opposite and has come forward of other houses. This is on the corner of a busy road junction.

3) 187 Hurricane Way, Woodley	Planning No 2714/00	2 storey front extension
4) 2 Marathon Close, Woodley	Planning No 0919/00	2 storey front extension
5) 10 Farman Close, Woodley	Planning No 0544/00	2 storey front extension
6) 47 Sunderland Close, Woodley	Planning No 9161/99	2 storey front extension
7) 6 Marathon Close, Woodley	Planning No 5943/96	2 storey front extension
8) 54 Mannock Way, Woodley	Planning No 3638/95	2 storey front extension
9) 8 Tiger Close, Woodley	Planning No 1341/93	2 storey front extension

We appreciate that this is being submitted after the 9 week deadline but trust that you will see fit to pass this information to the inspector as in the light of these additional approvals it is extremely hard to understand why our planning proposals were rejected.

Yours sincerely

CRogers

Mr & Mrs C Rogers

CC. Faxed to Dennis Gumbrell
Wokingham Unitary Authority

The Planning Inspectorate

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

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

60363

29 AUG 2002

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

Your Ref: F/2001/5421

Our Ref: APP/X0360/A/02/1090740

Date: 27 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

Committee room 4

I am writing to advise you that the hearing into this appeal will start at 10:00 on Wednesday 2 October 2002 at the Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

– done 29/08/02

The Inspector currently nominated to hold the hearing is Ms Linda Wride DipTP MRTPI.

– Diaried 06/09/02

Please write to all those other than the appellant, with an interest in the land, and all those who made representations at the planning application stage i.e. including any interested third parties, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

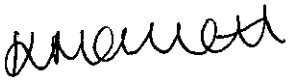
- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss Kate Hallett

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: August 29, 2002
My ref: F/2001/5421
Your ref: APP/X0360/A/02/1090740

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs K Rogers

SITE: 86 Vauxhall Dve, Woodley

HEARING DATE: 02/10/02

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Rogers
86, Vauxhall Drive
Woodley
Reading
RG5 4EE

Application Number: F/2002/6159

Parish: **WOODLEY**

Location: **86, Vauxhall Drive, Woodley, Reading.**

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

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

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

Condition
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.

Condition
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) 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.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Condition
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) no additional windows or similar openings shall be

constructed in the first floor level or above side elevation of the extension facing 19 Renault Close hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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

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

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

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

Notice checked by: _____

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

The Planning Inspectorate

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

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

58550 DG

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

Your Ref: F/2001/5421

Our Ref: APP/X0360/A/02/1090740

Date: 10 July 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

I am writing to advise you that the hearing into this appeal will start at 10:00 on Wednesday 18 December 2002 at the Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number. – done 22/07/02

The name of the Inspector will be confirmed to you at a later date.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover: – Diaried 29/12/02

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the development;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss Kate Hallett

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)

Fax: (0118) 974 6484

Date: July 22, 2002

My ref: F/2001/5421

Your ref: APP/X0360/A/02/1090740

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs K Rogers

SITE: 86 Vauxhall Dve, Woodley

HEARING DATE: WEDNESDAY 18 DECEMBER 2002

Enclosed with this letter is a leaflet showing the venue for the Hearing Inquiry & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

The Planning Inspectorate

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

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

58075

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

Your Ref: F/2001/5421

Our Ref: APP/X0360/A/02/1090740

Date: 28 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Wednesday 18 December 2002 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by Tuesday 9 July 2002, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

Miss Kate Hallett

NB: Only correspondence concerning the hearing date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1089074O **GRID REF:** _____

APPEAL BY: Mr & Mrs K Rogers

SITE: 86 Vauxhall Drive, Woodley

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 / ~~N/A~~
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? 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.)	YES / NO
12.	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b.	If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a.	Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b.	Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

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

		Number of Documents Enclosed	N/A
a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	[redacted] / 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?	[redacted] / NO	
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	[redacted] / NO	
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	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; * A subsequent application on the same site was approved + the decision notice is enclosed.		✓ *
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	Any other relevant information or correspondence you consider we should be aware of.	1	

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? — 08/07/02

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

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	1	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

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

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? YES / NO
If YES, please attach a copy of that notification.

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

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

Signature: [signature] on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 30/05/02 OUR Ref: F/2001/5421

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

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

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

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

The Planning Inspectorate

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

Direct Line 0117-3728768
Switchboard 0117-3728000
Fax No 0117-3728804
1371-8768

60419

PLANNING SERVICES	HPT	GTN
POL	TLS	
DC DG	ENF	
APP		
CSP		

30 AUG 2002

COPIES TO	ACK:

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

Your Ref: F/2001/5421
Our Ref: APP/X0360/A/02/1090740
Date: 29 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Jon Roberts BSc(Hons) LLB(Hons) MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Mark Edwards

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

206C

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 07 December 2001

Application Number: F/2001/5421

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
86, Vauxhall Drive, Woodley, Reading.

Applicant:
Mr & Mrs Rogers C/O Excel Design Ltd..

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).

Comment.

Highways require a revised plan showing the parking space in front of the proposed garage increased to a minimum of 5.5m by 2.4m.

Signed: _____ **Print name:** AC 10/12/01

FROM: Phillip Taylor

DATE: 07 December 2001

DELEGATED

G SERVICES	HPT
	TLS
	ENF
PP	
CS	
11 JAN 2002	
COPIES TO:	ACK
	FILE

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5421

Proposal: Proposed two storey side extension to dwelling.

Site Address: 86, Vauxhall Drive, Woodley, Reading.

Applicant: Mr & Mrs Rogers C/O Excel Design Ltd..

Your observations are required in respect of this application **by 31/12/2001** .

The committee had some concern at the possible effect on the neighbouring garage.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

Recd 1.15 pm 15.7.02

58591
15 JUL 2002

Personal Attention of Trevor Watson
Chief Planning Officer,
Wokingham District Council,
Shute End ,
Wokingham,
RG40 1WR

86,Vauxhall Drive,
Woodley,
Reading,
Berks ,
RG5 4EE
July 12th 2002
0118 9014645 or 0775 4611623

Ref Planning App Nos F/2001/5421
F/2002/6159
Appeal No X0360/A/02/1090740

Dear Sir,

Having read the appeal statement from yourselves which unfortunately contains several important provable errors , along with the contradictory opinions of the various Planning Officers we saw in the struggle to gain planning permission and having consideration of both the time, work and costs involved on both your department and the tax payers in the above appeal .

Would it therefore please be possible to have a meeting with yourself to discuss the possibility of granting either one of the compromise plans we have submitted since these would clearly both address your concerns along with being entirely acceptable to our neighbours .

One of the compromise plans was submitted for pre planning and Phillip Taylor felt that it took all of your concerns into consideration and was therefore acceptable .

Could you please phone us to arrange a suitable time for a meeting .

We look forward to hearing from you .

Yours sincerely

C Rogers

Mr and Mrs K Rogers

Attached full copy of Final Comments on WDC Appeal Statement plus photographs — Planning Inspectorate have a copy and are aware we have had delivered these to yourselves

86 Vauxhall Drive
Woodley
Reading
RG5 4EE
0118 9014645
23rd September 2002

RE: APP/X0360/A/02/1090740

Dear Mrs M Pocock

We refer to the above appeal and our telephone conversation today and as discussed we would be extremely grateful if these additional addresses could be added to the original material submitted as they are applications almost identical to ours which have been approved by Wokingham District Council but have only recently come to light.

1) 5 Crediton Close, Woodley Planning No 7266/02 Approved 20th Sept 02
This is a front two-storey extension – 2.7 metres beyond the original building line in a similar location – corner position, which has only just been approved despite objections from neighbours.

All the following properties are on the newer airfield development.

2) 1 Rose Close, Woodley Planning No 4633/01 Building work under completion
This is 2 storey front extension to dwelling which is highly visible from Comet Way and the park opposite and has come forward of other houses. This is on the corner of a busy road junction.

3) 187 Hurricane Way, Woodley	Planning No 2714/00	2 storey front extension
4) 2 Marathon Close, Woodley	Planning No 0919/00	2 storey front extension
5) 10 Farman Close, Woodley	Planning No 0544/00	2 storey front extension
6) 47 Sunderland Close, Woodley	Planning No 9161/99	2 storey front extension
7) 6 Marathon Close, Woodley	Planning No 5943/96	2 storey front extension
8) 54 Mannock Way, Woodley	Planning No 3638/95	2 storey front extension
9) 8 Tiger Close, Woodley	Planning No 1341/93	2 storey front extension

We appreciate that this is being submitted after the 9 week deadline but trust that you will see fit to pass this information to the inspector as in the light of these additional approvals it is extremely hard to understand why our planning proposals were rejected.

Yours sincerely

C Rogers

Mr & Mrs C Rogers

CC. Faxed to Dennis Gumbrell
Wokingham Unitary Authority

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: May 31, 2002
My ref: **F/2001/5421**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
61
VAUXHALL DRIVE
WOODLEY
READING
RG5 4EB

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

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: F/2001/5421
APPEAL BY: Mr & Mrs Rogers
SITE: 86 Vauxhall Drive Woodley Reading
PROPOSAL: Proposed two storey side extension to dwelling.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1090740**. Comments received after **08/07/2002** will not normally be seen by the Inspector & will be returned.

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

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

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant


VAUXHALL DRIVE
RENAULT ROAD
FITZROY CRESCENT

WDC Planning Officer Appraisal Sheet

1, Rose Close Woodley

Appraisal :

The application being considered is proposed first floor front and rear extensions to dwelling plus single storey rear extensions. The proposed first floor extension has a front facing pitch. The proposed extension extends over the existing ground floor front projection. The rear extension extends 1m from the rear of the dwelling to form a bedroom extension. The proposed single storey rear extension projects 3.4m from the rear of the dwelling to form kitchen extension and study room. The proposal has a pitched roof design which stands at 3.5m to the pitch and 2.3m to the eaves. There is also a proposed additional window on the ground floor east elevation of the property and a proposed new first floor window to ensuite bathroom in the west elevation.

Impact upon neighbouring properties

The neighbouring property of No.3 Rose Close is located approx. 2.5 m from the side elevation of No.1. The neighbouring property mirrors in design that of No.1 and therefore has a similar front projection at ground floor level. The property is located to the west of No.1. Therefore although the council do not encourage extensions to the front of the property, the proposed first floor front extension is not considered to have an overbearing impact due to the distance between the properties. It is also not considered to have an overshadowing impact due to the westward orientation of the neighbouring property. It is considered the first floor rear extension and single storey rear extension will not have an adverse effect upon the residential amenity of the neighbouring property also. The proposed ground floor window in the east elevation is not considered to have an adverse overlooking impact as the view will overlook open ground. The proposed ensuite window will be conditioned to be obscurely glazed.

Impact upon the street scene

No.1 Rose Close is located on the corner between Rose Close and Comet Way. Due to the existing first floor front extension characterising No.1 as well as the many properties along the street it is considered the proposed front extension will not form a feature out of character in the street scene. Although the proposal will set a precedent. The front facing pitch* of the front extension also allows the extension to remain in character with the existing house. Similarly the proposed rear extension has a rear facing pitch which remains in character with the original dwellinghouse. Although the proposed rear extensions will be visible form Comet way it is considered they will not have an adverse impact upon the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

The Planning Inspectorate

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

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

PLANNING SERVICES
61531
HPT
TCS
DC
GNF
APP
CS
27 SEP 2002
COPIES TO

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

Your Ref: F/2001/5421

Our Ref: APP/X0360/A/02/1090740

Date: 26 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

I refer to the above appeal and enclose, for your information, a copy of my letter to the appellants.

Yours faithfully

Mrs M Pocock

211B(BPR)

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

Mr & Mrs K Rogers
86 Vauxhall Dr
Woodley
Reading
Berks
RG5 4EE

Your Ref:

Our Ref: APP/X0360/A/02/1090740

Date: 26 September 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DRIVE, WOODLEY, READING, BERKSHIRE, RG5 4EE

Thank you for your faxed letter dated 23 September about the above appeal.

Unfortunately, as you are aware, it was submitted after the deadline, which was 8 July. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally disregarded except in extraordinary circumstances.

I am therefore returning your letter.

A copy of this letter has been sent to the LPA.

Yours faithfully

Mrs M Pocock

218(BPR)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs K Rogers
SITE: 86 Vauxhall Drive, Woodley
APPLICATION NO.: 5421
PROPOSAL: Proposed 2 storey side extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Loddon

Mr C Clacey

Mr A Clifford

Mr D A Thair

Clerk(s) of Parish / Town Council of Woodley

Ms D Mander, The Pavilion, Woodford Park, Haddon Drive, Woodley, Reading RG5 4LY

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

The Owner/Occupiers of the following addresses in Woodley:

Vauxhall Drive, 61-67 (odds) & 84

Renault Road, 17-19(odds)

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	Mr and Mrs Rogers
APPEAL SITE :	No.86 Vauxhall Drive, Woodley, Reading Berkshire.
REASON FOR APPEAL :	Refusal of planning permission for the erection of a two-storey side extension to dwelling.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5421

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1090740

1.00 LOCATION AND SITE DESCRIPTION

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

1.02 No. 86 Vauxhall Drive is a three bedroom semi-detached house with a single detached garage. The dwelling is built in-line with two other semi-detached properties to the west, No's. 82 and 84 and No's. 78 and 76. The other adjacent neighbour is No.19 Renault Road, which is set at approximately 90°. This part of Vauxhall Drive is the apex of a gentle curve, which allows the flank elevation of No.86 to be clearly seen when moving Northwest along the road. No.86 is built 7.0 metres from the highway.

2.0 Relevant Planning History

2.01 The dwelling received planning permission in September 1961. Other recent planning history includes planning application F/2001/5421, subject to this appeal and an approved two-storey side extension (F/2002/6159). This latest application received approval after post application meetings with the applicant in an attempt to overcome the original reasons for refusal.

2.02 In January 2002 the appeal planning application (F/2001/5421) for the erection of a two-storey side extension was refused under delegated powers for the following reasons.

Reason

1 " The proposed two storey extension, by virtue of its bulk location and design would form an obtrusive feature to the detriment of the character of the surrounding area and streetscene. As such the proposed development is contrary to policy LD3 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and to policy WBE1 AND WOS3 of the Wokingham District Local Plan (Deposit Draft)"

Reason

2 "The proposed two storey extension by virtue of its design, scale, bulk and massing would have an overbearing impact on No.19 Renault Road. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan.

3.0 Policy Background

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

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

Loddon Area Local Plan (Adopted 5th May 1995)
The Loddon Area Local Plan forms the statutory basis for the operation of planning policy in this part of the district.

Wokingham District Local Plan (Deposit Draft) 1997
The draft Wokingham District Local Plan (WDLP) was placed on deposit from 21st October to 2nd of December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced in October 1998. The Inspector's report on the local plan inquiry was published in October 2001 but has yet to be formally considered and adopted.

3.02 The relevant Wokingham District Local Plan (Deposit Draft) policy is (see appendix 4):

WBE1- Development in its local context

The Inspector's report recommended rewording of this policy. His recommended replacement is included in appendix 4.

WOS3 – Development control Principles

3.03 The relevant Loddon Area Local Plan policies area are:

LBE1- Design of New Development

LBE2 – Inappropriate design

3.04 The relevant Berkshire Structure Plan policy is:
LD3-Environment Impact and Design (see appendix 3)

4.0 Case for the Local Authority

4.01 The two main issues raised by this application are impact on streetscene and the overbearing impact on the rear of No.19 Renault Road, Woodley.

4.02 The plans attached to the planning application showed the distance between the flank wall of the proposed extension and the rear wall of No.19 Renault Road as 11.5m. The presence of the flank wall this close was considered overbearing. However it subsequently emerged following the refusal of the application that the plans had been inaccurately drawn and the gap would actually be 13.5m. It is therefore difficult to support the second reason for refusal, that of being overbearing to No19 Renault Road.

4.03 The proposed extension would project 3.5 metres from the side of the house at full ridge height. It would be wider than the original dwelling by nature of a two storey front extension, which projects 1.3 metres forward of the front wall. While it is accepted that the existing porch already projects 1.3m, the proposed extension would be 6.0metres wide compared to the 2.3m wide porch. No windows have been proposed on the side elevation.

4.04 The roof proposed followed the existing pitch and ridge height. The front projection would have a hipped roof set 0.5m lower than the main roof of the dwelling.

4.05 There is not one extension on Vauxhall Drive, which incorporates a two storey front extension. The uniformly designed dwellings often have porches by these are original features. The only similar extension to the one proposed is at No87 Vauxhall Drive (F/2001/3552) has been constructed following approval in 2001. It does not project forward from the front of the dwelling; in fact the first floor element is set in by 0.5m at the front. The case officer mentioned in his report that the design by incorporating an in-set and reducing the roof ridge there would be no potential terracing effect.

4.06 Vauxhall drive curves along its length. The front gardens of the properties are open plan and any projections forward would be highly visible. No.86 is located close to the Renault Road junction where the orientation of the dwellings changes through a 90° rotation. This makes the flank wall of No.86 prominent. The principle area of concern is the 1.3 projection at two storey level which would be highly visible, out of character with other dwellings in the area and therefore of detrimental impact to the streetscene.

5.0 Comments on the appellants statement

5.1 No statement to comment upon

6.0 Conclusion

6.01 The two storey side extension proposed in application F/2001/5421 is considered by virtue of its bulk, location and design to form an obtrusive feature to the detriment of the character of the area and streetscene.

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

7.0 Conditions in the event planing permission is granted

7.1 see appendix 6

APPENDICES

1. Location Plan of Site
2. Copy of Decision Notice
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. Loddon Area Local Plan Policies
6. Conditions in the event planning permission is granted

Appendix 1


VAUXHALL DRIVE
RENAULT ROAD
FITZROY CRESCENT

Appendix 2

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Rogers
C/O Excel Design Ltd.
17 Gorse Ride South
Finchampstead
Wokingham
Berkshire
RG40 4EH

Application Number: F/2001/5421

Parish: **WOODLEY**

Location: **86, Vauxhall Drive, Woodley, Reading.**

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

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

Reason
1. The proposed 2-storey side extension by virtue of its bulk, location and design would form an obtrusive feature to the detriment of the character of the surrounding area and street scene. As such the proposed development is contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed 2-storey side extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing impact on No. 19 Renault Road. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WT7.

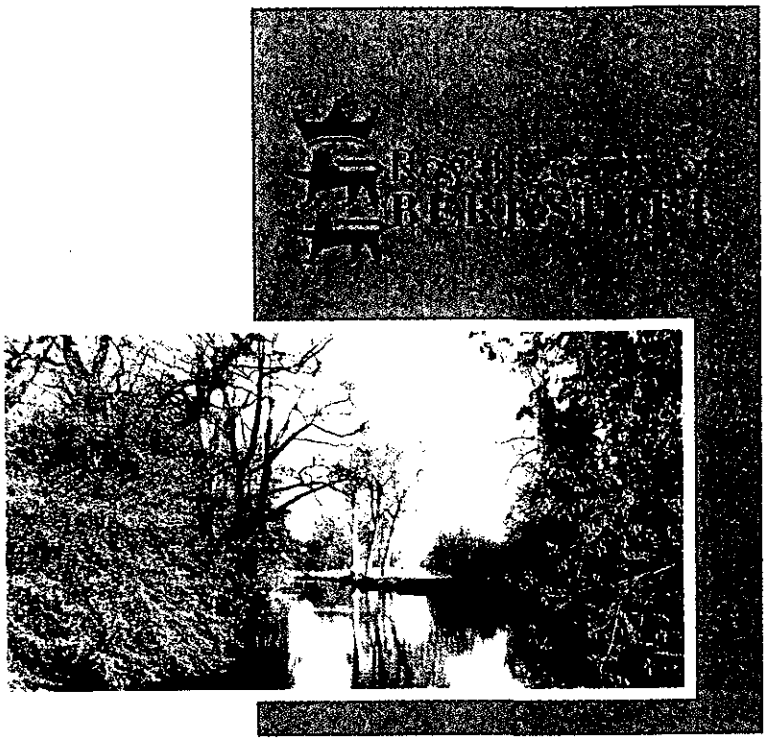
A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 25/01/2002

Notice checked by: _____

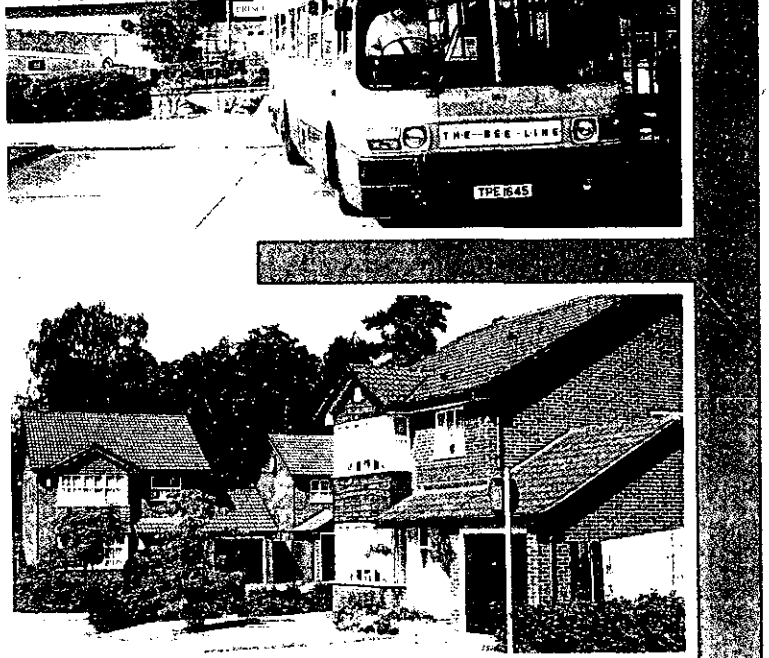
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Appendix 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



Babtie

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

Appendix 4



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

OBJECTION ISSUES

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

CONCLUSIONS

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

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

RECOMMENDATION

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

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

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

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

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

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

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme ~~of transport investment~~. *AND THE FIVE YEAR LOCAL TRANSPORT PLAN PROGRAMME* **{T/10}**

Monitoring: Through ~~Travel in Berkshire~~, *THE ROAD TRAFFIC REDUCTION ACT AND THE LOCAL TRANSPORT PLAN*, **{T/10}** other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* **{T/12}**

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

Appendix 5

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

which the land is demarcated by rural as opposed to urban characteristics.

1.1.10 Settlement edges are extremely sensitive areas of the landscape. Development occurring on or near the settlement edge can impinge unsatisfactorily on the countryside and prejudice the maintenance of a clear physical and visual separation between settlements. The need to consider the effect of proposals for limited housing and employment development on the rural areas is dealt with in policies LC1, LC2 and LC16.

1.1.11 As a complement to the latter, and in line with the spirit of policies EN4 and EN5 of the Structure Plan, there is a need to ensure that natural features such as trees and hedgerows which soften or screen the edge of the built up area, and, in many cases delineate the boundary, are retained. Where a lack of natural features exist the boundaries of the identified settlements have been delineated by fencelines or other means. Where development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ LTV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

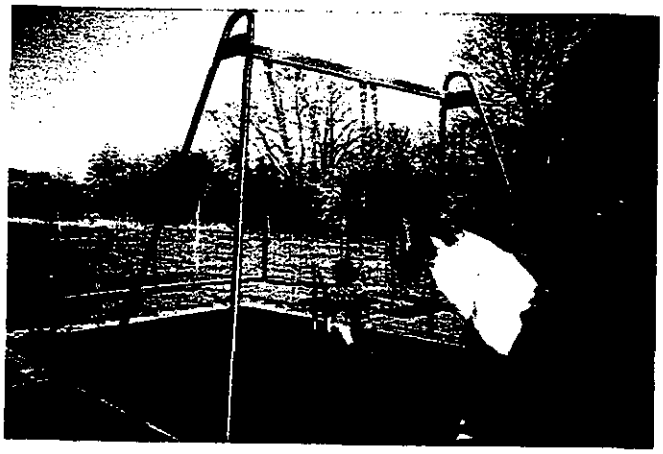
1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to the boundary of, the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ LTV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.



❖ LTV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT, INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

Appendix 6

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

APPEAL REF: APP/X0360/A/02/1090740
APPLICATION NUMBER: F2001/5421
SITE ADDRESS: 86 VAUXHALL DRIVE

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

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

3. The garage door specification is changed to a roller door.

Reasons

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

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

3. To ensure that adequate parking space is available on the driveway and reduces the likelihood of roadside parking.

Appeal Number X0360/A/02/1090740

Appeal Statement
Two Storey Side and Front Extension
At 86,Vauxhall Drive,Woodley,Berkshire RG5 4EE
For Mr and Mrs K Rogers

The existing property consists of a 3 Bedroom semi-detached house built in the 1960s with a separate semi-detached garage that is currently joined to the garage of 19 Renault Rd

Vauxhall Drive consists of a large variety of properties including terraced, semi detached and detached with a series of staggered building lines and different appearances, many of which have been extended forward of the original building line at ground floor level.

86 Vauxhall Drive occupies a wide corner position but with an awkwardly shaped plot layout.
The front of the house is set back 6 metres from the footpath
The end wall of the property currently has a window that only partly overlooks the garden of 19, Renault Rd, which is 17 metres away at the closest point.

The Appellants have spent over 2 years desperately searching for a larger property to provide suitable accommodation and space for their 3 growing children. Sadly because of high housing prices in the area and the necessity to maintain the current schooling arrangements along with a special needs child. No properties are available in a price range they can possibly hope to afford.

Therefore they approached both of their neighbours in Sept 2001 with a sketch of a proposed extension which involved demolishing their side of the semi-detached garage, strengthening and refacing the neighbours garage wall, creating a more obvious division of the properties, together with removing the need to access their neighbours garden to maintain the rear of the appellants existing garage.

.....

The dimensions of the proposal are 3.50 metres wide by 9.50 metres long
The proposal is to provide a downstairs WC, an integral garage, study/family room and a new master bedroom with ensuite above.
The extension would be set back from the side boundary by 0.9 metres creating a walkway and would be 13.50 metres from the closest point of 19 Renault Rd and 6 metres from the footpath with provision for 4 parking spaces including the garage.

The design of the new extension incorporates a hip roof at the front to soften the impact on the street scene along with creating good visual design.

The forward extension is designed to hide the join of imperial to metric bricks and to disguise any brick batch colour discrepancy. The tiles from the existing rear roof were to be removed and used for the front so as to invisibly merge the new with the old.
The appellants original sketch included a hip roof instead of a gable end on the side wall again to reduce bulk and impact but this was altered by Excel design as he insisted that WDC would require a gable end in line with other houses in the street.

The forward extension to enlarge the current extremely small and restricted size (due to intrusion of staircase bulkhead) of existing Bedroom 3 is a vital part of the proposal for the appellants.

.....

The Planning application was submitted to WDC on 30th November 2001 and refused Planning permission on 25th January 2002.

Since this date a series of contradictory and confusing discussions, statements and information have been given by various planning officers at WDC, various requests for a fresh site visit and distance recalculation have been refused and all other possible option designs rejected out of hand .The only design WDC were prepared to approve does not and cannot provide the additional space the appellants need and is disliked by local residents particularly the owners of 19 Renault Rd who are unhappy about the requirement for a dropped roof line and the various setting back of walls at both front and rear contained in the approved 6159 plan.

All concerned would much prefer either the smooth lines of the plan subject to this appeal or Option F as submitted for pre planning.

The Appellants also enclose for the Inspectors consideration a compromise plan, which would provide the majority of their needs and which both neighbours would also be happy with.

.....

The Appeal will be based on photographic evidence and details of similar extensions granted planning permission in the local area, which in our view sets the standard for similar development.

- The appellants do not feel that the extension would be overbearing on 19 Renault Rd especially considering the calculation error made by WDC
- There are no objections whatever from local residents
- There are no objections from Woodley Town Council
- The extension does not project beyond the existing porch building line and is therefore not closer to the highway
- There are numerous other similarly extended Semi detached houses in the area including prominent corner plots
- The side elevation is not so close to the boundary that it could not easily be screened/ softened by Virginia creeper etc.
- The side wall of solid brick was at the direct request of 19, Renault Rd, we have suggested numerous ideas to WDC that would soften this along with a hipped or flying hip roof instead of the gable end.
- The proposal is not contrary to LD3, LBE1, LBE2, WBE1, WOS3, LTV5,LTV6,WT6 and WT7

.....

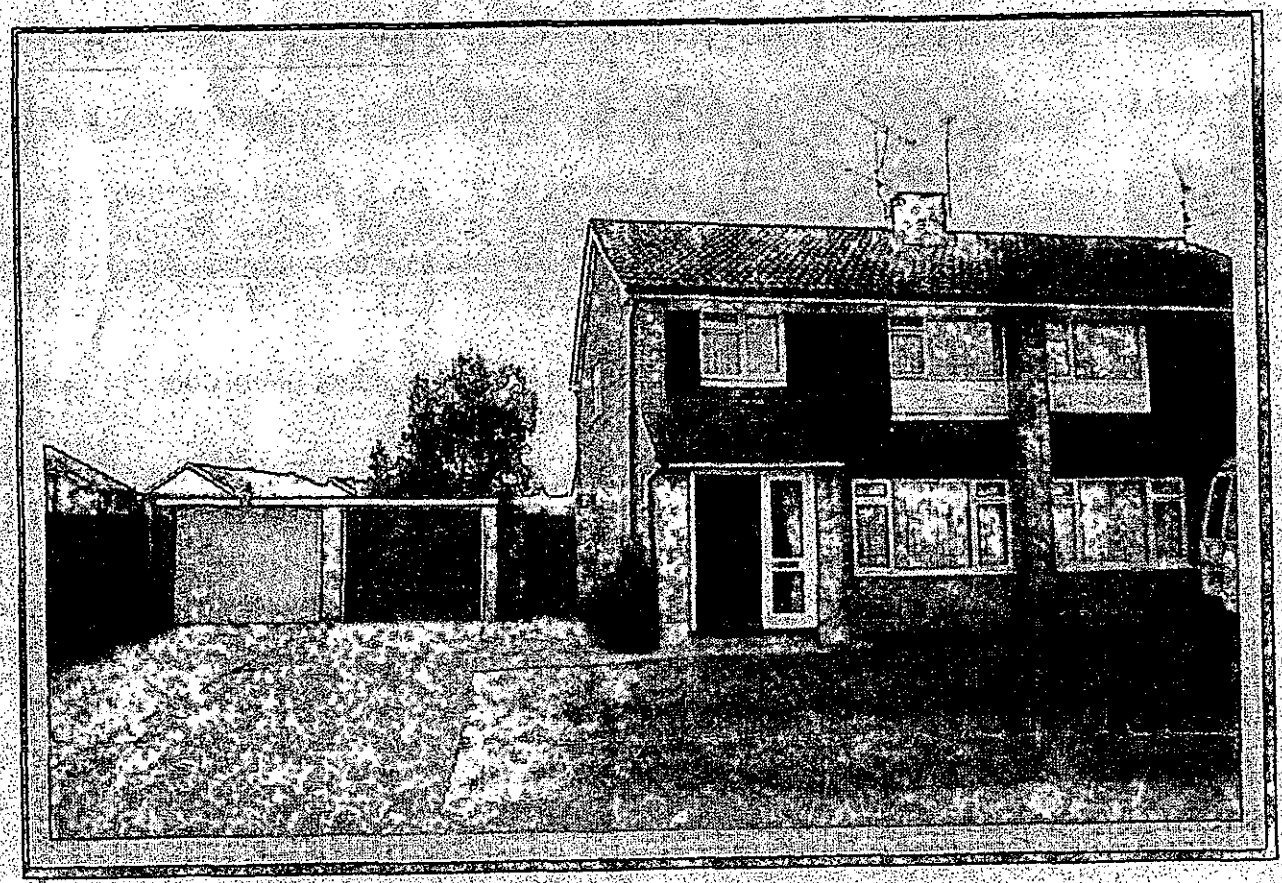
Further photographic evidence will be forwarded to you in the next 14 days

.....

In Conclusion Mr & Mrs Rogers seek permission to build their extension following the refusal of Planning permission by WDC. They feel strongly that they have been unfairly treated given the number of similar extensions throughout the area.

86 VAUXHALL DRIVE

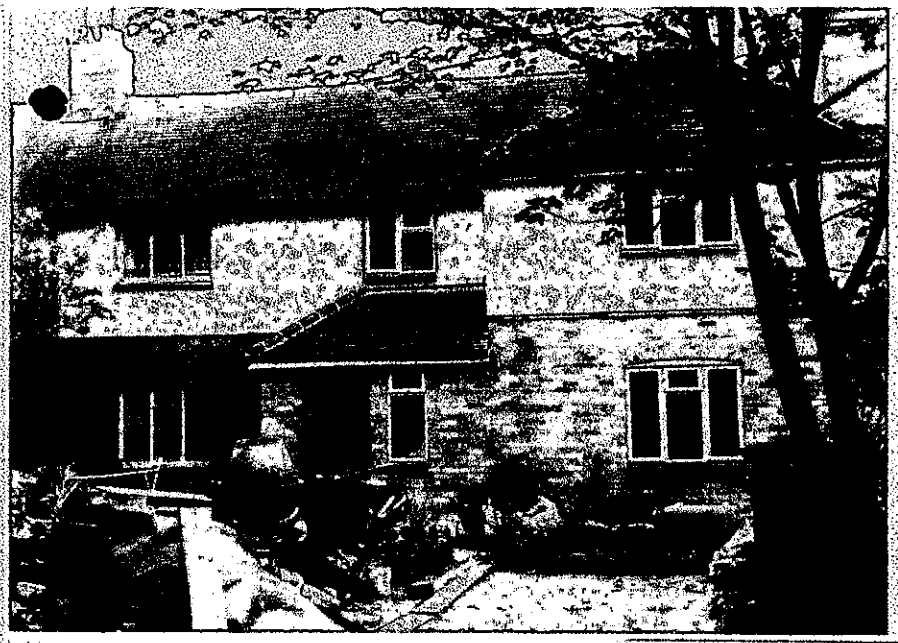
WOODLEY READING RG5 4EE



Appeal No X0360/A/02/1090740
All houses with front extensions of various sizes in the local area.
The list is in geographical order.

Address	Photo	Planning no.	
2 Holly Road, Woodley	✓	64279	
156 Colemansmoor Road, Woodley	✓	30097	
158 Colemansmoor Road, Woodley	✓	26134	
4 Vauxhall Drive, Woodley		31798	
31 Vauxhall Drive, Woodley		11201	
23 Fairwater Drive, Woodley	✓	30263	
176 Fairwater Drive, Woodley		16367	
178 Fairwater Drive, Woodley		25364	
60 Antrim Road, Woodley		3649	
33 Cartmel Drive, Woodley		0490	
53 Cartmel Drive, Woodley		3905	
10 Penrose Avenue, Woodley		31009	
24 Dartington Avenue, Woodley		38180	
16 Sycamore Close, Woodley		37106	
2 Walmer Road, Woodley		66519	
45 Walmer Road, Woodley		36968	
18 Rochester Avenue, Woodley		27493	
25 Rochester Avenue, Woodley		35976	
42 Western Avenue, Woodley		14246	
68 Western Avenue, Woodley		20049	
70 Western Avenue, Woodley		65407	
76 Western Avenue, Woodley		25557	
Oak Trees, Western Avenue, Woodley			
85 Reading Road, Woodley		63072	
10 Sawpit Road, Hurst	✓	65276	
Folly Cottage, Hurst			
27 Danywern Drive, Winnersh			

Remaining photographs to follow shortly



← 10, Sawpit Rd
HURST

AP No 64753
AP No 65276

Semi Det Property at end of a line of semis Extended forward of all other semis & very visible to the street

156 + 158 Colemansmoor Road
Woodley

AP 30097
AP 26134

2 Semi Detached Houses Extended forward at 1st Floor level at front





Both Pictures of
2 Holly Rd Woodley
AP 64279

Semi Detached House extended forward at 1st Floor level all of which is very visible to neighbour.



23, Fairwater Drive
Woodley
Plan App No 30263

Semi Detached
in line of Semis
On a Corner and
Extended forward at
1st Floor level with Gabled
Roof to hide Roof Joins
Tiles etc

Very visible on Street Scene.

Appeal No X0360/A/02/1090740
All extended houses in the immediate area with new roofline at the same level as existing, many on corner plots and prominent positions.
The list is in geographical order.

House Address	Photo	Planning No
165 Colemansmoor Road, Woodley		
171 Colemansmoor Road, Woodley		2791
196 Colemansmoor Road, Woodley		33796
2 Fitzroy Crescent, Woodley	✓	
52 Fitzroy Crescent, Woodley		
21 Austin Road, Woodley		
23 Austin Road, Woodley	✓	
37 Austin Road, Woodley	✓	
69 Austin Road, Woodley	✓	
71 Austin Road, Woodley	✓	1373
1 Renault Road, Woodley	✓	
2 Renault Road, Woodley		64453
7 Renault Road, Woodley		69179
86 Millbank Crescent, Woodley		
14 Hudson Road, Woodley		
32 Hudson Road, Woodley		
39 Hudson Road, Woodley		
6 Greenham Close, Woodley		
6a Greenham Close, Woodley		
7 Greenham Close, Woodley		
11 Crediton Close, Woodley		23933
7 Lanark Close, Woodley		30498
5 Buckham Drive, Woodley		
12 Stonehaven Drive, Woodley		
3 Gainsborough Close, Woodley		
9 Harrier Close, Woodley		42193
4 Sopwith Close, Woodley		
8 Oak Drive, Woodley		41372
10 Oak Drive, Woodley		35358
15 Duncan Road, Woodley		
32 Duncan Road, Woodley		
2 Wingate Road, Woodley		
5 Ambleside Close, Woodley		
8 Carlton Close, Woodley		
15 Carlton Close, Woodley		
17 Carlton Close, Woodley		
61 Caldbeck Drive, Woodley		

More photographs to follow



A.P. No

2, Fitzroy Cres
Woodley

Corner Property Semi Det
No Dropped Roof line
Tiles not matched



37, Austin Rd. Woodley

A.P No

Hipped Roof
Corner Property very visible
on Street- scene
Semi Detached in a line
of Semis



1 Renault Rd
Woodley

Semi Detached Corner Pty
No Requirement to lower Roof L
Tiles not- matched

When was this
agreed?

Extended Corner Properties in immediate vicinity all highly visible and with no requirement for drop roof line – no effort made to match tiles or use ones from rear on the front which we would do



71, Austin Rd
Woodley.
Ap No 1373.



69, Austin Rd
Woodley.



23, Austin Rd
Woodley.

Semi Det Properties which have dropped Roof lines as visited by WDC which are hardly an attractive addition to street scene — hard to equate to WDC Policy WBE1 which requires Good Contemporary Design and should consider Visual Impact.

17 Highgate Road, Woodley, Reading, Berkshire,



10 GLENDEVON ROAD
NORTH WOODLEY





Lynton Road
Woodley





2 Views of
171, Colemansmoor Rd
APP X0360/A/01
/1068479

WDC officer
case notes and
Appeal Statement
from owners
plus Appeal Decisi
attached

No Requirement to set down Roof line
No " to Set back line at Front or Rear
Highly Visible from Vauxhall Drive
and for neighbouring properties

171 Colemansmoor Rd

Application Number F/2000/2791
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its bulk, massing and location would form a dominant + overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan + Policies WOS3 + WBE1 of the Wokingham District Local Plan.
2			The proposed development by reason of its bulk and massing would result in the unbalancing of the semi-detached nature of the property + would be out of character with the existing dwelling, therefore having a detrimental impact upon the street scene. As such the proposal is contrary to Policy LBE2 of the Loddon Area local Plan + Policies WOS3 + WBE1 of the Wokingham District local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: CTV1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

4/11/07

Appeal Decision

Site visit made on 24 October 2001

by N P Freeman BA(Hons) DipTP MRTPI DMS

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

1 NOV 2001

Appeal Ref: APP/X0360/A/01/1068479
171 Colemans Moor Road, Woodley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs P J Hartley against the decision of Wokingham District Council.
- The application (Ref. F/2000/2791), dated 6 November 2000, was refused by notice dated 4 January 2001.
- The development proposed is a two-storey side extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. From my inspection of the site and its surroundings and my examination of the representations made, I consider the main issues in this case are firstly, the impact on the street scene and appearance of the area, and secondly the effect on the living conditions of adjoining occupiers.

Planning Policy

2. The development plan for the area includes the Loddon Area Local Plan (LALP), adopted in May 1995. However, I note that the emerging Wokingham District Local Plan (WDLP) has formed the basis of development control decisions in the district since October 1997. This plan is at an advanced stage with the Inspector's report anticipated within the next few months. Given this situation and in line with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1: General Policy and Principles, I will afford this plan significant weight.

3. Policy LBE2 of the LALP indicates that development which would adversely affect the character of the area will not normally be permitted. Policy WOS3 of the WDLP sets down a list of criteria that all development should satisfy. Criterion A) is concerned, amongst other things, to ensure that proposals are appropriate in character and integrated into their local context without detriment to the amenities of adjoining occupiers. Criterion F) seeks a high quality of design which respects the local context. Policy WBE1 imposes a similar contextual test requiring good contemporary design which has regard, amongst other things, to visual impact, local townscape, the layout, form, scale, massing and materials and privacy and amenity.

Reasons

Issue (1) - Street Scene and Appearance

4. The appeal property is a semi-detached house on north-western side of Colemans Moor Road within in wholly residential area. Semi-detached dwellings are the predominant house types in the locality and they have a variety of styles. A single storey extension has been added at the rear on No. 171 and a single storey side extension is nearing completion following the grant of planning permission in March 2001. The proposal is to add an extra storey above the latter extension to create an additional bedroom and en-suite bathroom.

5. In terms of scale, I consider that the proposal would result in a two-storey addition which would still be in scale with and subordinate the host building. Whilst it would close the gap at first floor level towards the south-western site boundary, it would be set in by about 0.8m. It would also be contained within the depth of the side extension under construction and would not project beyond the original front and rear walls. I have considered the Council's concern about the potential unbalancing effect of the addition on the pair of houses but I do not consider that the lack of symmetry would be harmful to the appearance of the area. This is a relatively mixed, modern housing area, not a conservation area or an area of historic value. In these circumstances, and given the compatibility of the design of the extension with the existing house, I am of the opinion that the difference in frontage width that would result would not result in an incongruous feature.

6. I have considered the implications for space about the building but given the staggered relationship of the pairs of houses at this point in the road, I consider that there would still be a fair degree of openness between properties. I do not find that the general character of the housing area would be harmed by the extension. I was also able to visit the other properties in the vicinity, referred to by the appellant's agent, where two-storey side additions have been permitted. Whilst some of these are corner properties and the circumstances are not directly comparable, they do show that similar sized additions can be added without compromising the character of the area. The use of a hipped roof form would also help in reducing the bulk of the addition, scaling down its impact towards the boundary.

7. Bringing these points together, my conclusion on this issue is that the proposal would be in keeping with the appearance of the area and would respect its particular context and the street scene. It would therefore satisfy the requirements of Policy LBE2 of the LALP and the relevant parts of Policies WOS3 and WBE1 of the WDLP, as set out above.

Issue (2) – Living Conditions

8. The proposal would bring a two-storey wall much closer to the boundary with 169 Colemans Moor Road and would have a greater impact on rear of this house and the rear garden. However, given the distance from the rear windows of this house and the relative position of the proposed extension, I do not consider that any material loss of light or outlook would occur. The rear garden would become more enclosed but there would still be clear space above the fence and hedge lines on the north-western and south-western sides. I am, therefore, satisfied that the enjoyment of the rear garden by the occupiers of No. 169 would not be significantly diminished. Moreover, they have not raised any objection.

Reasons

Issue (1) - Street Scene and Appearance

4. The appeal property is a semi-detached house on north-western side of Colemans Moor Road within in wholly residential area. Semi-detached dwellings are the predominant house types in the locality and they have a variety of styles. A single storey extension has been added at the rear on No. 171 and a single storey side extension is nearing completion following the grant of planning permission in March 2001. The proposal is to add an extra storey above the latter extension to create an additional bedroom and en-suite bathroom.

5. In terms of scale, I consider that the proposal would result in a two-storey addition which would still be in scale with and subordinate the host building. Whilst it would close the gap at first floor level towards the south-western site boundary, it would be set in by about 0.8m. It would also be contained within the depth of the side extension under construction and would not project beyond the original front and rear walls. I have considered the Council's concern about the potential unbalancing effect of the addition on the pair of houses but I do not consider that the lack of symmetry would be harmful to the appearance of the area. This is a relatively mixed, modern housing area, not a conservation area or an area of historic value. In these circumstances, and given the compatibility of the design of the extension with the existing house, I am of the opinion that the difference in frontage width that would result would not result in an incongruous feature.

6. I have considered the implications for space about the building but given the staggered relationship of the pairs of houses at this point in the road, I consider that there would still be a fair degree of openness between properties. I do not find that the general character of the housing area would be harmed by the extension. I was also able to visit the other properties in the vicinity, referred to by the appellant's agent, where two-storey side additions have been permitted. Whilst some of these are corner properties and the circumstances are not directly comparable, they do show that similar sized additions can be added without compromising the character of the area. The use of a hipped roof form would also help in reducing the bulk of the addition, scaling down its impact towards the boundary.

7. Bringing these points together, my conclusion on this issue is that the proposal would be in keeping with the appearance of the area and would respect its particular context and the street scene. It would therefore satisfy the requirements of Policy LBE2 of the LALP and the relevant parts of Policies WOS3 and WBE1 of the WDLP, as set out above.

Issue (2) – Living Conditions

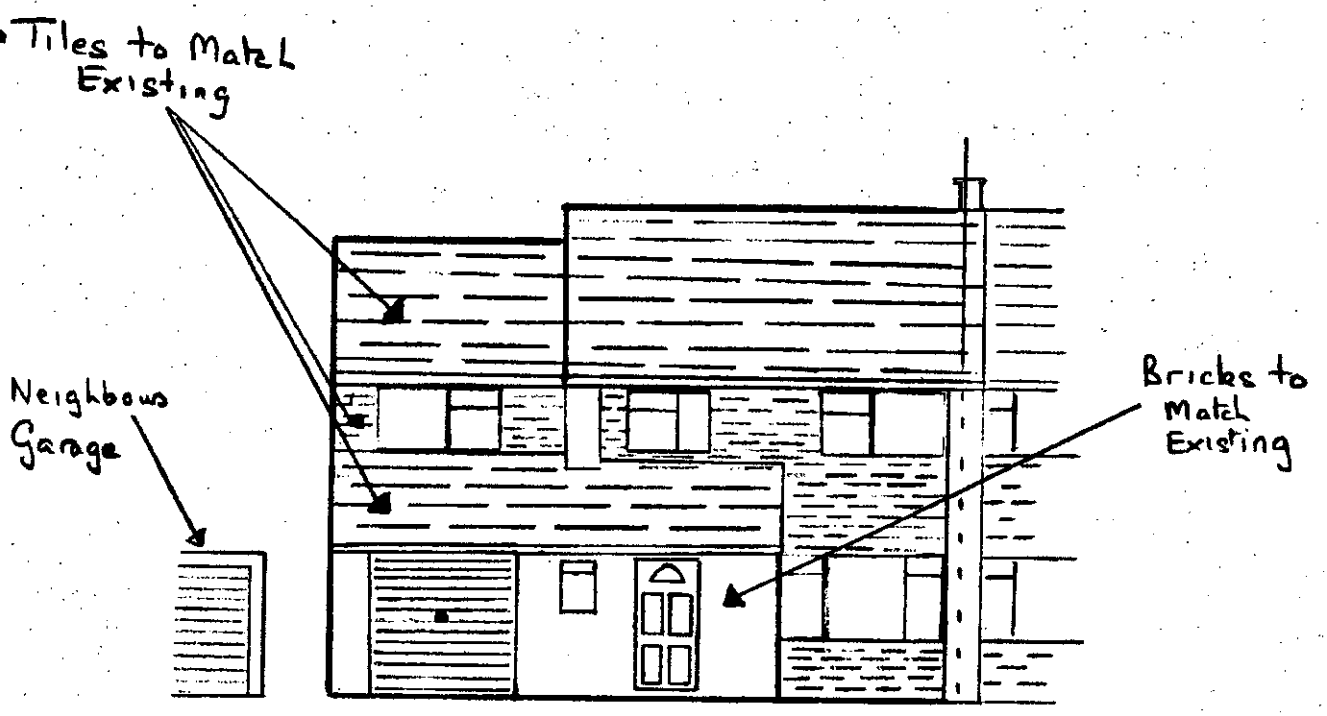
8. The proposal would bring a two-storey wall much closer to the boundary with 169 Colemans Moor Road and would have a greater impact on rear of this house and the rear garden. However, given the distance from the rear windows of this house and the relative position of the proposed extension, I do not consider that any material loss of light or outlook would occur. The rear garden would become more enclosed but there would still be clear space above the fence and hedge lines on the north-western and south-western sides. I am, therefore, satisfied that the enjoyment of the rear garden by the occupiers of No. 169 would not be significantly diminished. Moreover, they have not raised any objection.

Information

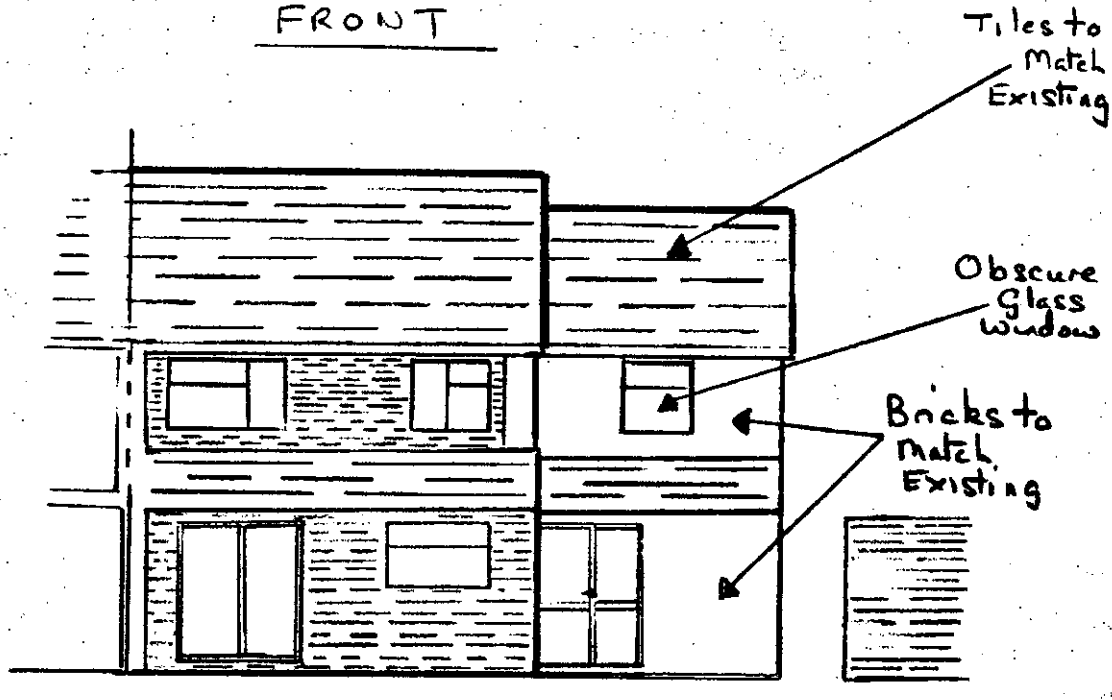
14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

15. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

INSPECTOR



FRONT



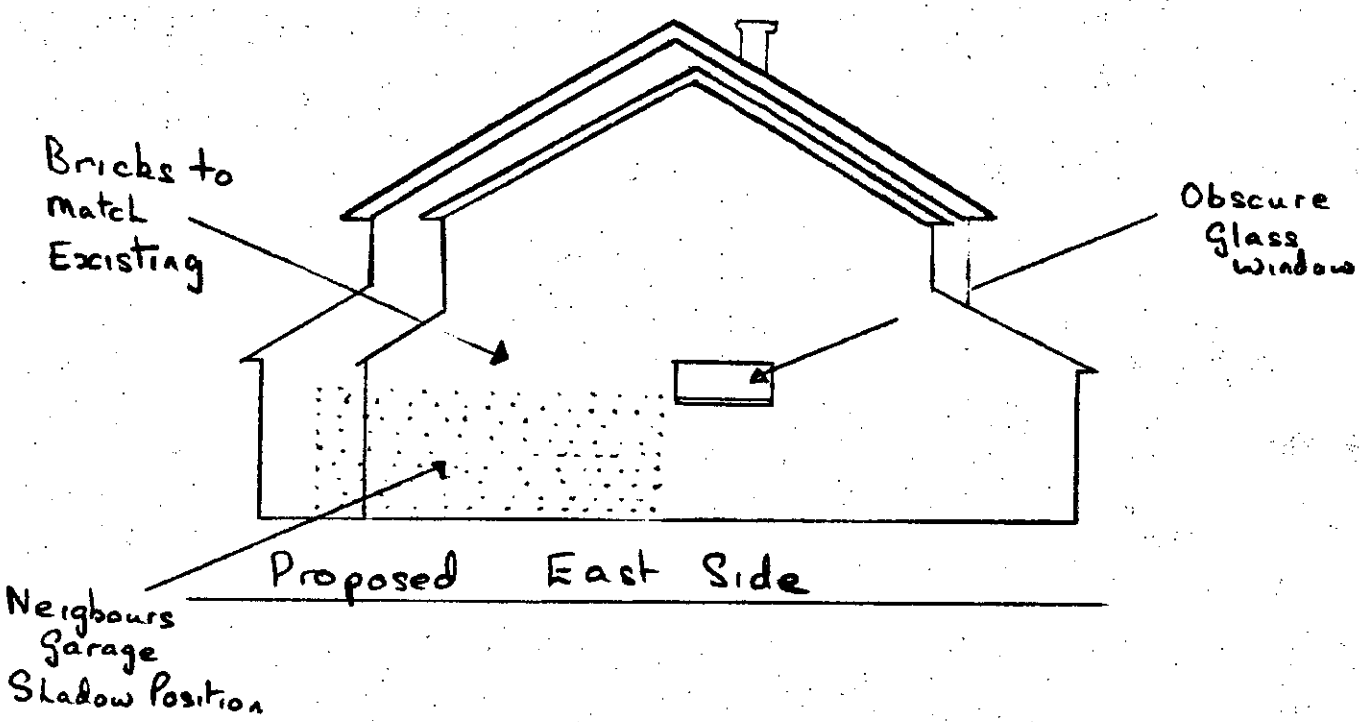
REAR

Proposed Elevations

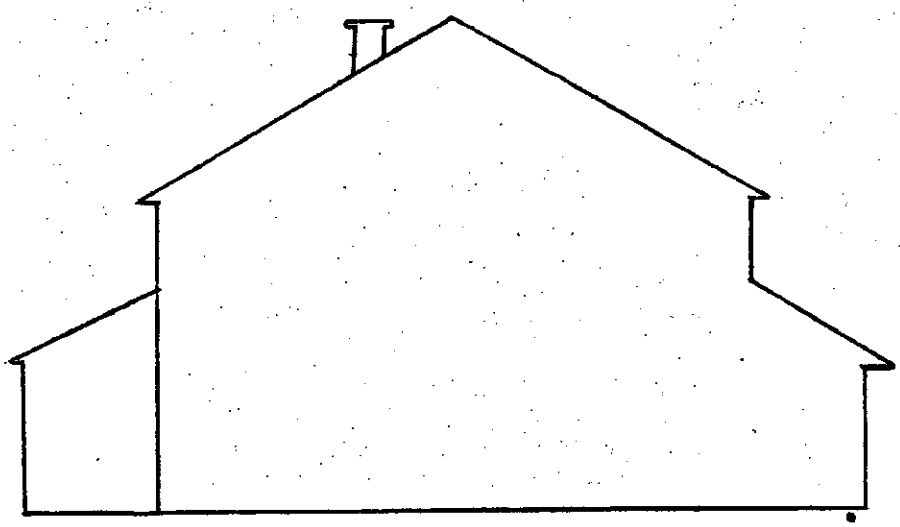
Scale 1:100

86, Vauxhall Drive Woodley RG5 4EE

Copy of the Approved Plan 6159 May 02. Which does not provide the space needed and the neighbours did to.



Proposed East Side



Proposed West Side Scale 1:100

86, Vauxhall Drive, Woodley RG5 4EE

Side View of Plan 6159

84 Vauxhall Drive
Woodley
Nr Reading
Berks
RG5 4EE

3rd July 02

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

APP/X0360/A/02/1090740

For the attention of Margaret Pocock

Dear Madam

With reference to the proposed extension at 86 Vauxhall Drive, Woodley (Application number 5421) I would like to confirm that my wife and I have no objections to these plans. We liked the design much more than the approved no 6159.

The plans included a front elevation extension above the front porch and a continuation of the existing roof line either with a gable end or hips which is more in keeping with the area.

Yours faithfully

B.E.T. Arnold

Mr & Mrs Matthews
19 Renault Road
Woodley
RG5 4EY

4th July 02

Attention of Margaret Pocock,
The Planning Inspectorate,
3/03 Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN
Bristol

Ref No APP/X0360/A/02/1090740

Dear Madam,

RE: 86, Vauxhall Drive, Woodley, RG5 4EE

We refer to the above property and write to confirm that we have been consulted by Mr and Mrs Rogers about the proposed extension from the outset and our only request was that they did not include any upstairs windows on the side facing ourselves.

We would however very much prefer to see the smooth lines of the original plans No 5421 which are now the subject of the above appeal or option F rather than the bitty lines of dropped roof and set back walls of the approved plans which is the only design the local authority would allow.

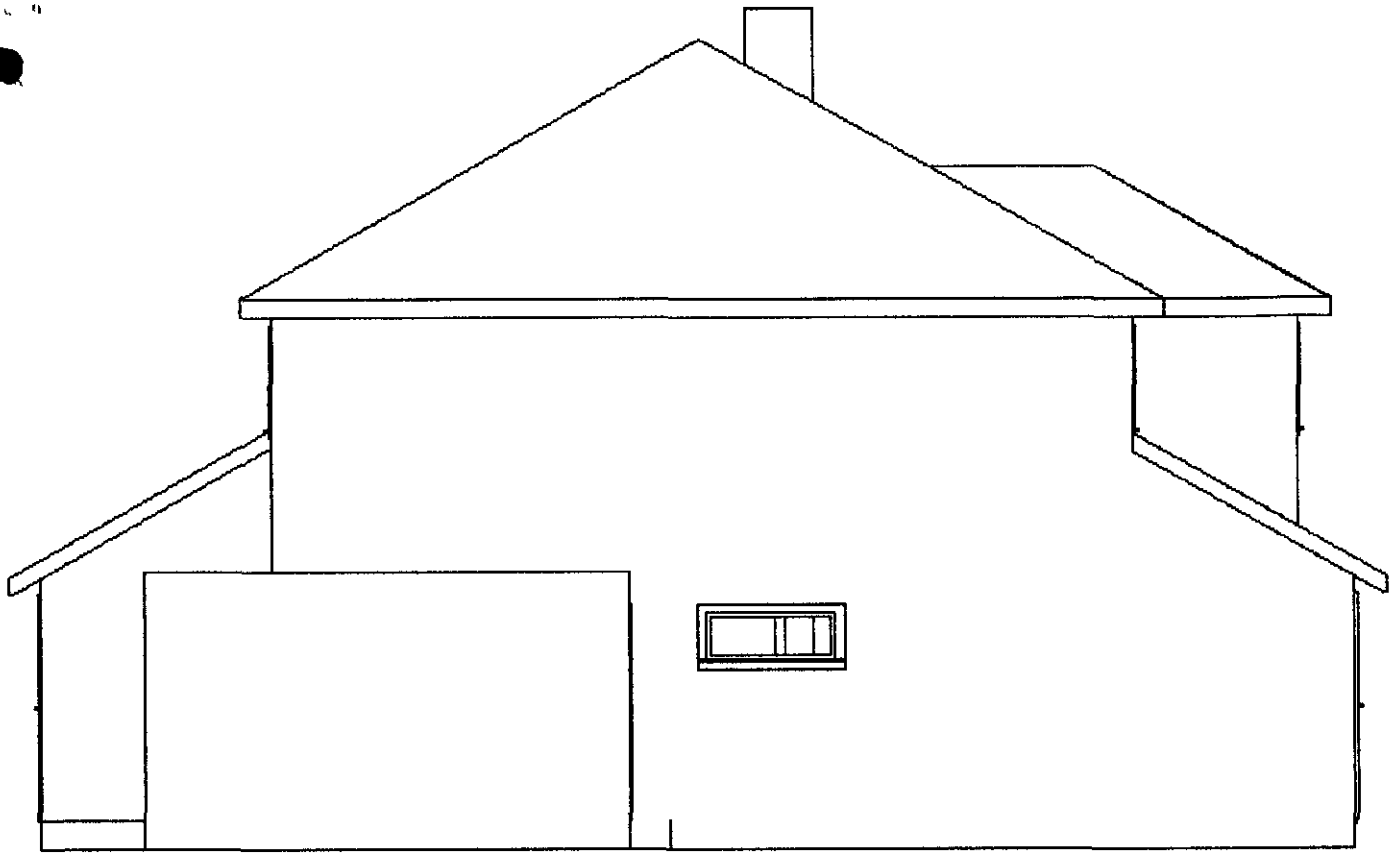
We trust you will take notice of our comments



Not to Scale

- Possible compromise options for Consideration

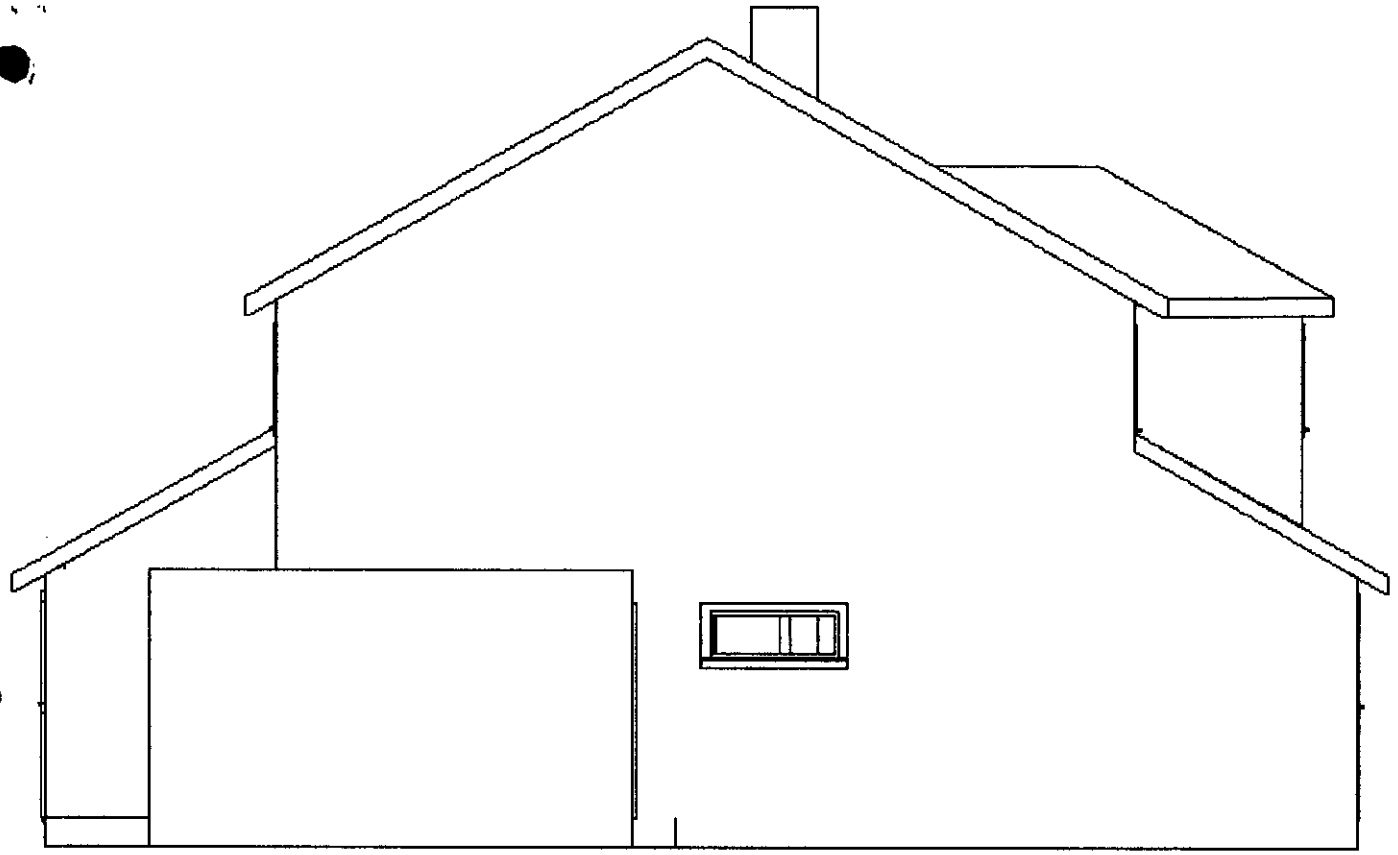
Ref Appeal APP/X0360/A/02/1090740.



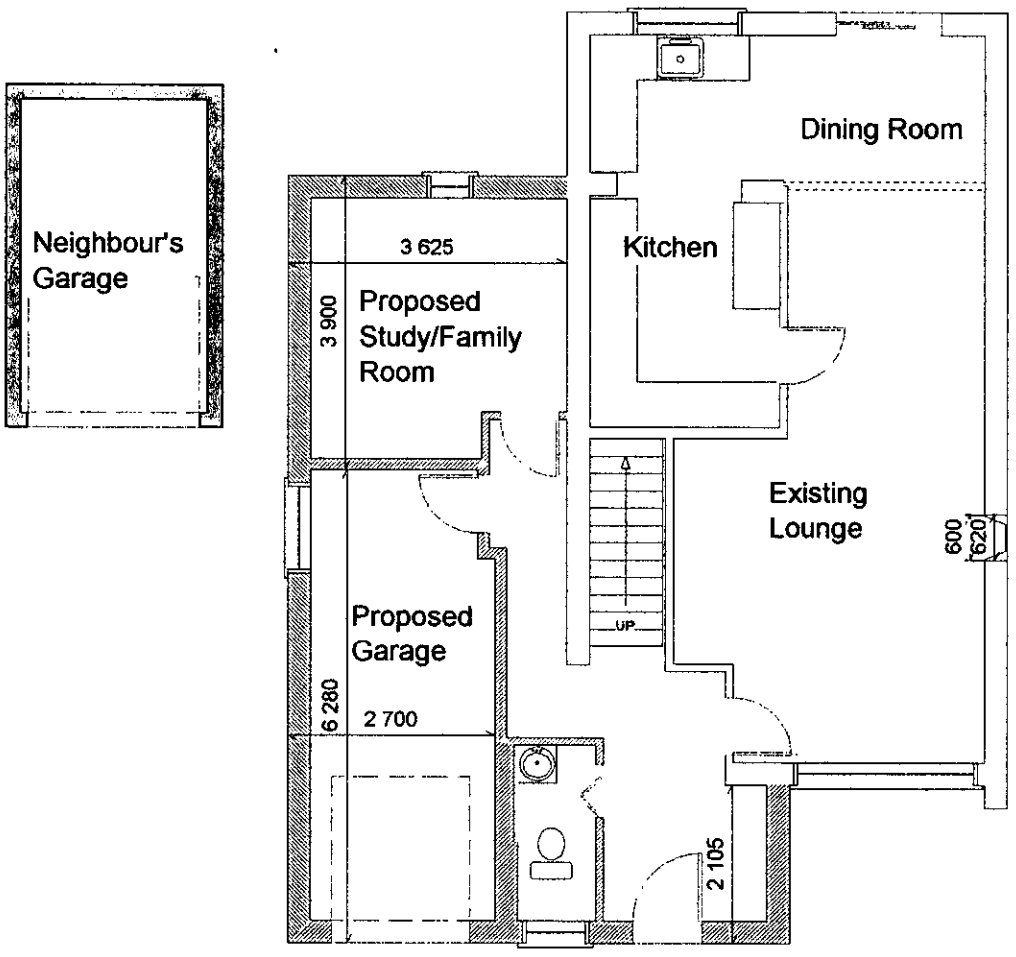
Not to Scale



Not to Scale

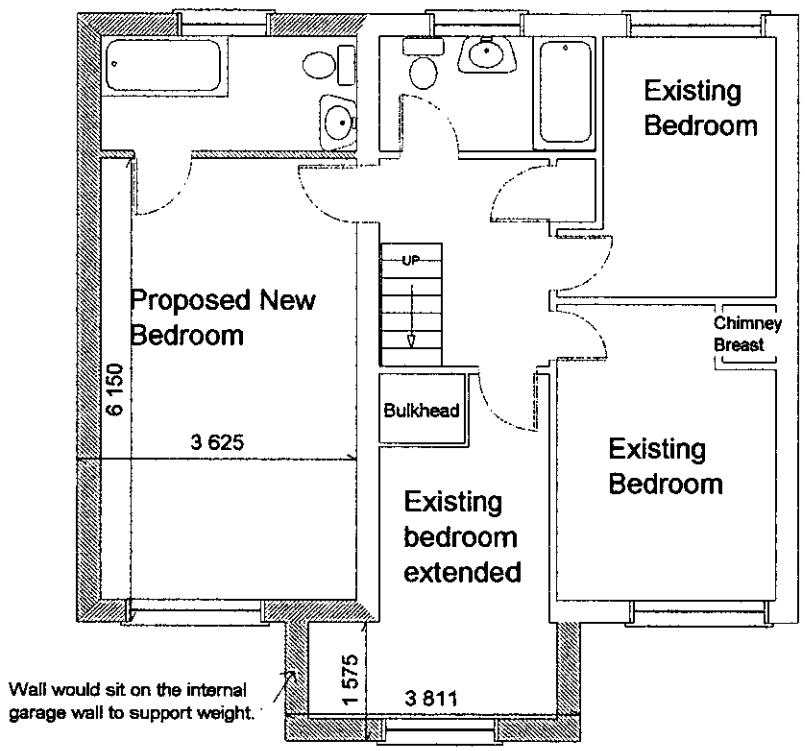


Not to Scale



Mr & Mrs Rogers, 86 Vauxhall Drive, Woodley, RG5 4EE

Ground Floor Floor Plan Scale 1:100



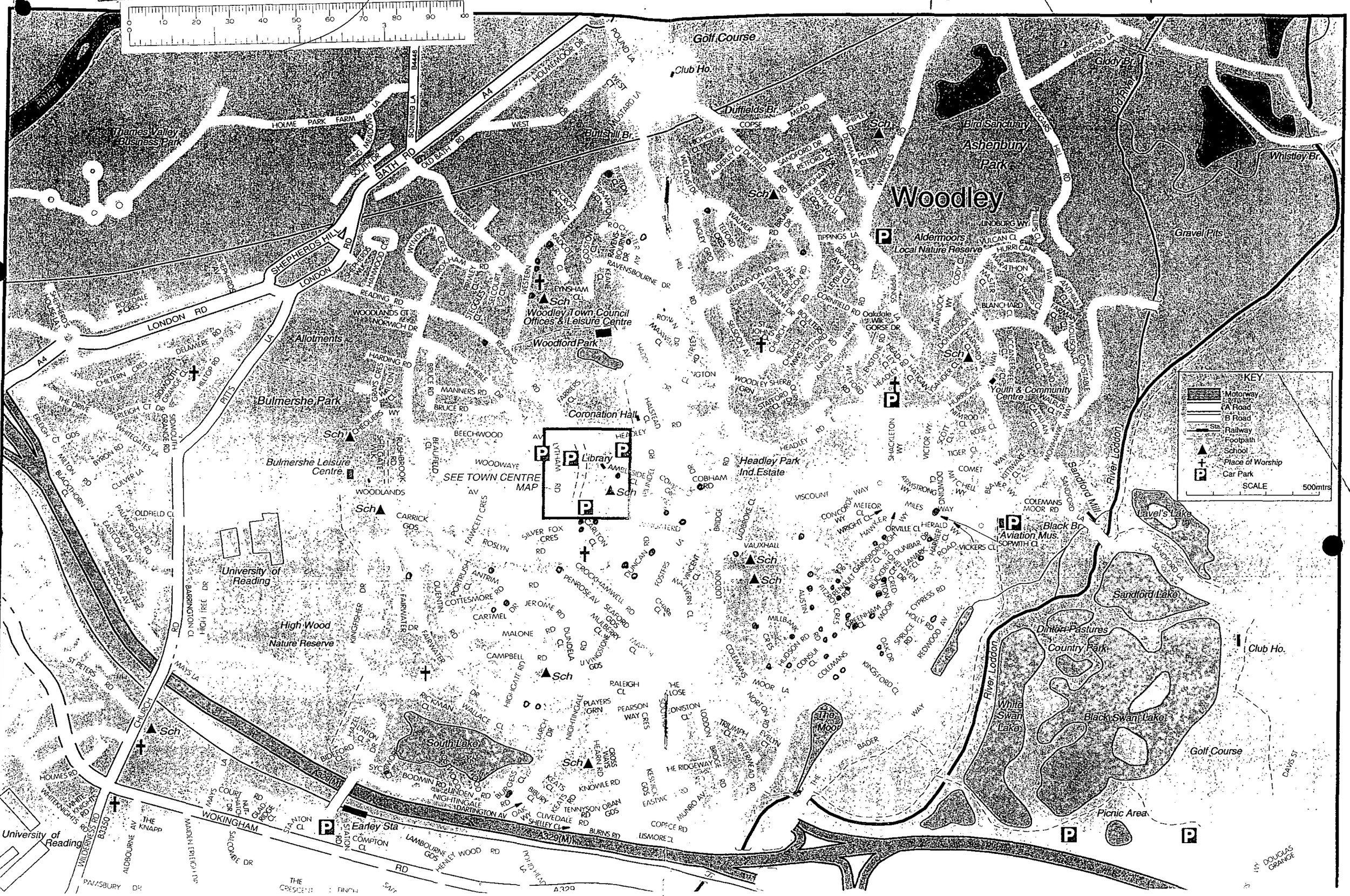
Mr & Mrs Rogers 86 Vauxhall Drive Woodley RG5 4EE

First Floor Floor Plan Scale 1:100

Key

o Properties with 1st Floor front Extension

• Properties with level roof lines on extensions



Extract from Inspectors Report Part 2 on W

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

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

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

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

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

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

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

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

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

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

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

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

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

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

PARAGRAPH 1.13

REPRESENTATIONS

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

Recd 1.15 PM 15.7.02

Ref Appeal No APP /X0360/A/02/1090740 12th July 2002

86,Vauxhall Drive
Woodley
RG5 4EE

Final Comments on Appeal Statement from Wokingham Unitary Authority
Reference No's

1.02 86 Vauxhall Drive has a semi detached garage - the other half belonging to 19 Renault Road.

2.01 One meeting was eventually arranged at our instigation but only after 2 previous requests were made and refused.

2.02 We note that Reason 2 for the refusal of F/2001/5421 is not now supportable

4.02 Since the copy of the required 1 in 500 plan was not a drawing but simply a photocopy of WDC's own Land Registry plan we can hardly be responsible for its incorrect scaling .
The distance between ourselves and 19 Renault Rd is clearly obvious on inspection as per the comments in Philip Taylors site visit, the discrepancy is in his calculations .
We even requested a 2nd on-site visit and discussion, but this was refused.

The incorrect scaling distance from the Highway / pavement was highlighted to WDC in Dec 2001 long before the plan was rejected .They were also asked at that stage if there were any other problems, their answer was no.

4.03 19, Renault Rd specifically requested no windows on the flank wall at 1st floor level and an obscure window at the rear.

4.05 4, Vauxhall Drive has had the entire front of the house at 1st floor level extended forward by a lot more than 1.3 metres and this is very clearly visible and was highlighted to Philip Taylor in writing in Feb 2002

31, Vauxhall Drive has also been extended forwards at 1st floor level by around 2 metres

87, Vauxhall Drive's extension is right on the boundary and has upset local residents.

To use 87, Vauxhall Drive as a comparison and to enforce the potential terracing effect rules on us is incomprehensible as 19 Renault Rd is at 90 degree angle .

Only some of the properties have a forward porch as an original feature .....
Many like 86 Vauxhall Drive have had forward porches in differing designs added in recent years (see the attached chart).

4.06 There are many flank walls on extended houses at road junctions in the surrounding area that are more prominent and closer to the junction than 86 , Vauxhall Drive ,
By no means are all the front gardens in Vauxhall Drive Open Plan and the front extension would not be highly visible due to the 2 metre high fencing around the garden of 19, Renault Rd which obscures the view
171,Colemansmoor Rd, which was won on Appeal is also highly visible from the road.
Photographs have been or are being supplied

.....

It should be noted that :–

WDC Draft Supplementary Guidance on planning 23rd November 2001 quotes:-

Section 2.3 In most cases the extension should appear to be an integral part of the original building .

Section 2.7 The materials chosen for an extension should normally match those of the existing buildings . Where a new roof intersects with an existing roof it is good practice to use saved tiles on the elevations visible from the street

(This is one of our prime reasons for the design and hip front and using tiles from the rear as we find the many poorly matched extension roofs in the area to be visually appalling)

Section 2.4 Extensions should be provided with a pitched roof and where practical the pitch of the new roof should match the pitch of the existing main roof .This is especially important on corner properties where side and rear extensions can be seen from the street and will always be the case with 1st floor or 2 storey extensions .

Suggested Conditions.

3) Only if the garage door is 5 metres from the Highway is a Roller door required WDC confirmed this in Dec 2001

Our garage would have been 6 metres from the Highway and planning no 6159 has been granted with 5.5 metres from garage door to the Highway without this condition

HOUSE NUMBERS IN VAUXHALL DRIVE WITH ORIGINAL / OR ADDED PORCHES

FORWARD PORCHES ORIGINAL			FORWARD PORCHES EXTENSION			NO PORCHES			FRONT 2 STOREY EXTENSION IN IMMEDIATE AREA
No 9	2		No 11	12		No 1	36		4 Vauxhall Drive, Woodley
15	6		13	32		3	38		31 Vauxhall Drive, Woodley
17	8		45	34		5	40		
19	10		51	72		7	52		
21	14		59	76		47	54		
23	16		81	78		49	56		2 Holly Road, Woodley
25	18		85	80		53	58		156 Colemansmoor Road, Woodley
27	20		87	86		55	60		158 Colemansmoor Road, Woodley
29	22			88		57	62		23 Fairwater Drive, Woodley
	24			92		83	82		176 Fairwater Drive, Woodley
35	26			94			84		178 Fairwater Drive, Woodley
37	28			96			90		60 Antrim Road, Woodley
39	30			98					33 Cartmel Drive, Woodley
41	42								53 Cartmel Drive, Woodley
43	44								10 Penrose Avenue, Woodley
61	46								24 Dartington Avenue, Woodley
63	48								16 Sycamore Close, Woodley
65	50								2 Walmer Road, Woodley
67	64								45 Walmer Road, Woodley
69	66								18 Rochester Avenue, Woodley
71	68								25 Rochester Avenue, Woodley
73	70								42 Western Avenue, Woodley
75	74								68 Western Avenue, Woodley
77									70 Western Avenue, Woodley
79	99								76 Western Avenue, Woodley
89	101								Oak Trees, Western Avenue, Woodley
91	103								85 Reading Road, Woodley
93	105								10 Sawpit Road, Hurst
95	107								Folly Cottage, Hurst
97									27 Danywern Drive, Winnersh

Tel. (0118) 974 6448 (Direct Line)
Date: July 4, 2002
My ref: F/2001/5421
Your ref: APP/X0360/A/02/1090740

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs Rogers
SITE: 86 Vauxhall Drive, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: May 30, 2002
My ref: F/2001/5421
Your ref: APP/X0360/A/02/1081090740

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

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

Dear Mrs Pocock

APPEAL BY: Mr & Mrs K Rogers
SITE: 86 Vauxhall Drive, Woodley

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 30, 2002
My ref: F/2001/5421
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 & Mrs K Rogers
86 Vauxhall Dve
Woodley
Reading
RG5 4EE

Dear Sir / Madam

APPEAL BY: **Yourselves**
SITE: **86 Vauxhall Drive**

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 SERVICES HPT 56969
POL
DC 29
APP
CS
29 MAY 2002
COPIES TO

(H)

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

Your Ref: F/2001/5421

Our Ref: APP/X0360/A/02/1090740

Date: 27 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K ROGERS
SITE AT 86 VAUXHALL DR, WOODLEY, READING, BERKSHIRE, RG5 4EE

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, 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 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 any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

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

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. 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.

You **must keep to the timetable** set out above and ensure that 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. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

MF

Mrs Margaret Pocock

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

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, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

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 C Rogers (on behalf of) —

Name (in capitals) MRS C ROGERS Date 14/5/02

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 Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

Printed in the UK March 2001 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

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

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

PT 56470

DA

For official use only
Date received
16 MAY 2002

The Planning Inspectorate

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

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity 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 & MRS K ROGERS

Address 86, Vauxhall Drive
Woodley Reading
Postcode RG5 4EE

Daytime phone no 0118 9014645
Fax no " "
E-mail address —

B. AGENT DETAILS (if any)

Name

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

LPA's application reference no F/2001/5421

Date of the planning application 30/11/2001

Date of LPA's decision notice (if issued) 25/01/2002

D. APPEAL SITE ADDRESS

Address 86, Vauxhall Drive
Woodley
BERKS

Postcode RG5 4EE

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)

2 Storey Side Exclension to dwelling to form new Integral Garage, cloakroom study and Bedroom above.

Size of the whole appeal site (in hectares): 0.028

Area of floor space of proposed development (in square metres): 58sq metres.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

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

or

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

   See correspondance / plans labelled 1–9 attached

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

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

Please turn over

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.

1) WDC's main reason for refusal is their claim of the overbearing nature on 19, Renault Rd. Yet they base this on a miscalculation of the resulting distance between the new extension and No 19 which would in actuality be 13.50 metres not 11.50 metres and as such makes the refusal invalid

2) Effect on street scene is being overplayed by WDC and would not form grounds for refusal in other neighbouring local authorities i.e. Reading. B. Council Numerous other properties in the local WDC area have been allowed to extend in a similar or identical way irrespective of their impact on the street scene or neighbours

3) Majority of 86, Vauxhall Drive does not overlook 19, Renault Rd. Side elevation could very easily be screened/softened by climbers like Honeysuckle clematis, virginia creeper etc.

H. GROUNDS OF APPEAL (continued)

4) New proposed extension is no further forward than the existing porch which forms a building line and is 5.8 metres from the highway

5) The design of the proposed extention took into consideration the problems of matching brickwork colour and hiding in a corner the difference of matching imperial to metric brick joint and most especially roof tiles so the result looks like an integral part of the main dwelling, in keeping with other properties in the area and not to look like an unrelated addition.

6) The wishes and views of the owners of 19 Renault Road were also incorporated into the design

Please turn over