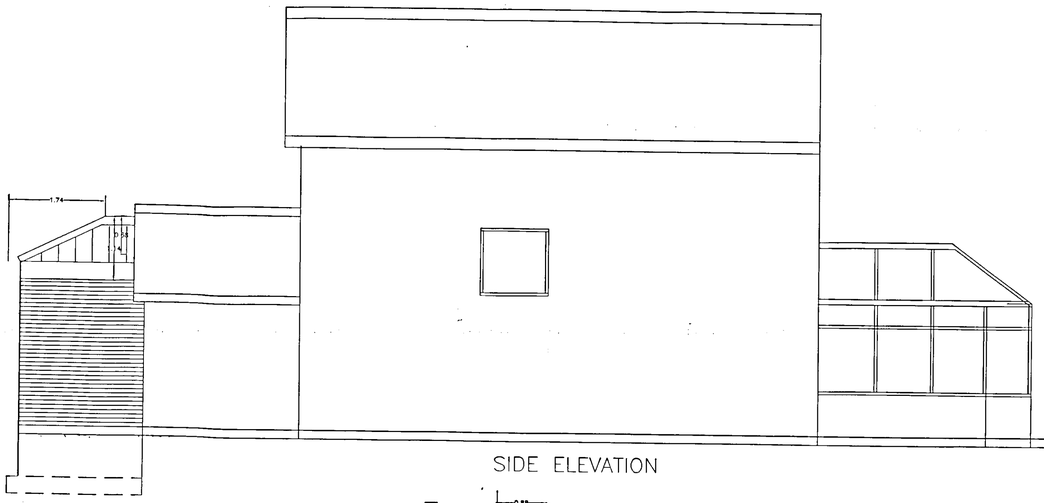
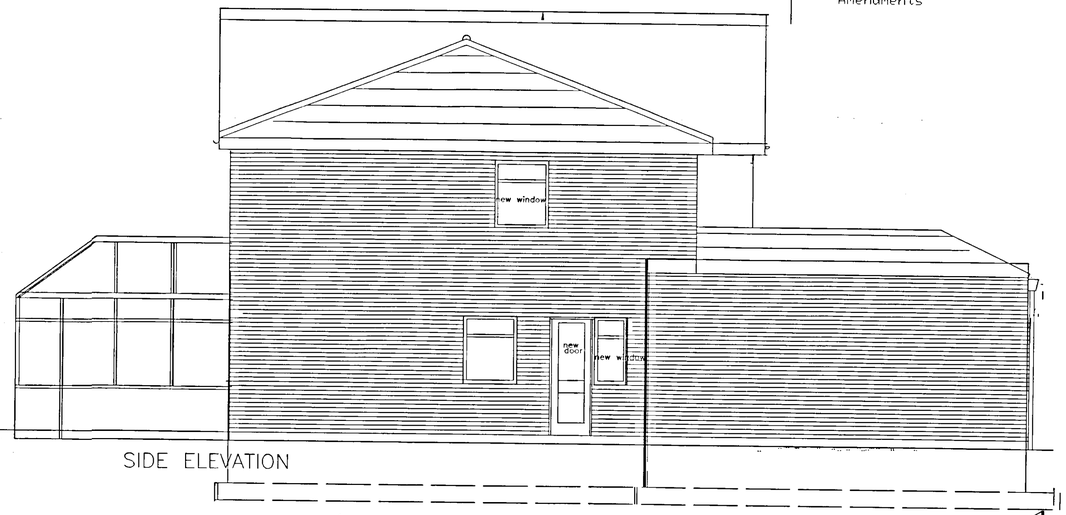
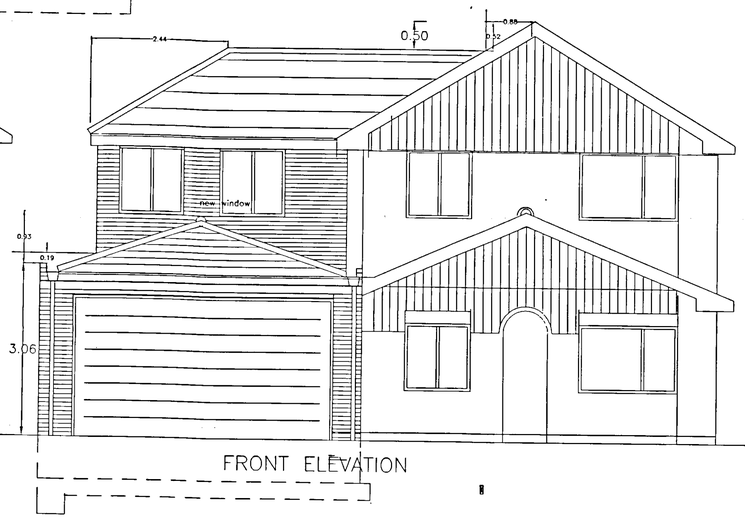
Amendments



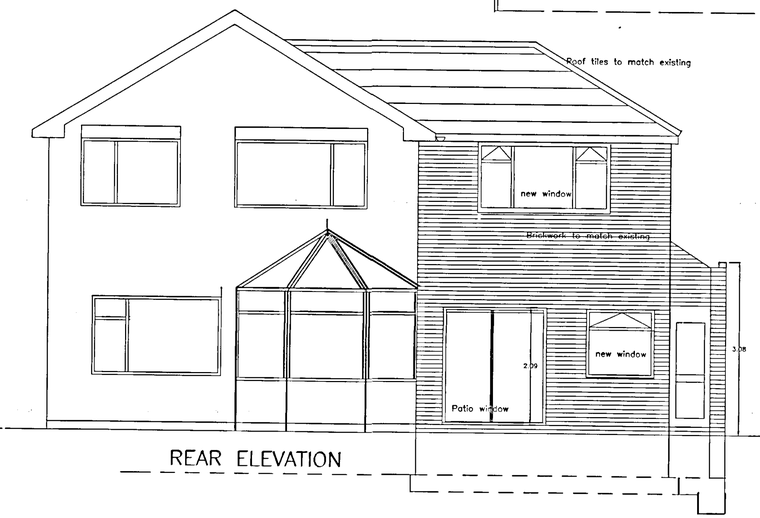
SIDE ELEVATION



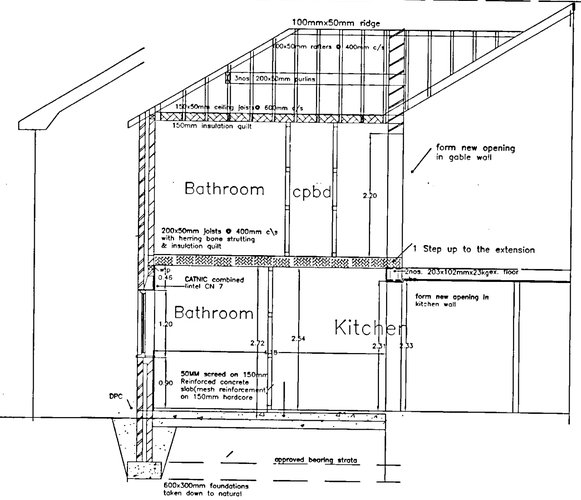
SIDE ELEVATION



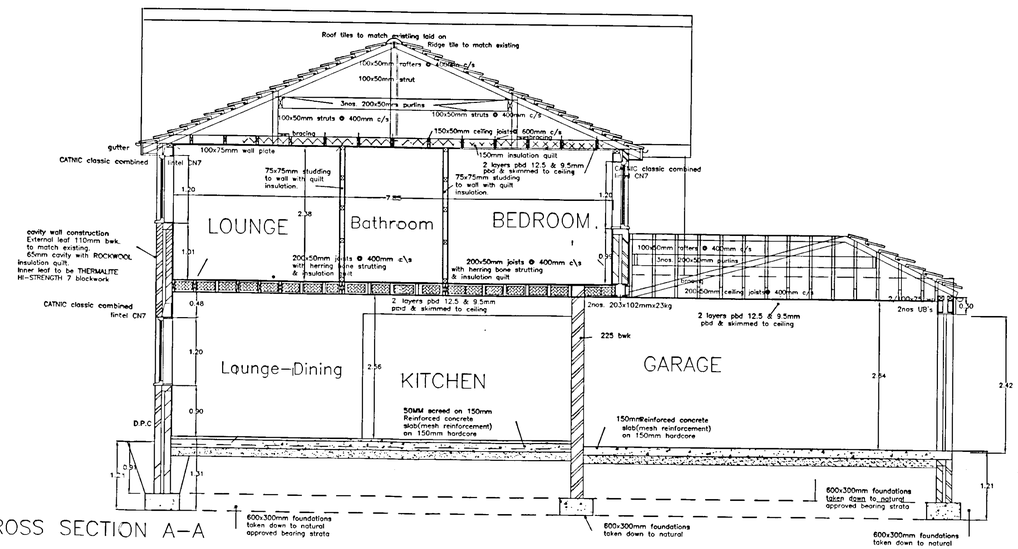
FRONT ELEVATION



REAR ELEVATION



CROSS SECTIN B–B



CROSS SECTION A–A

Job
REVISED PROPOSED EXTENSIONS TO 9 STAVERTON CLOSE, WOKINGHAM. BERKS.,FOR MR.G.DURHAM.
ELEVATIONS & SECTIONS

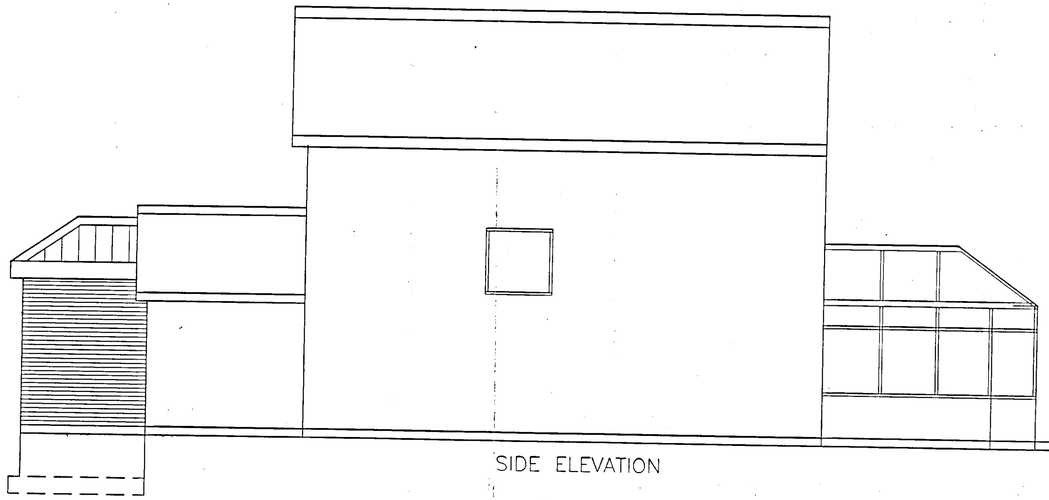
Dwg:No:	Date
GD/DT/3A	20/3/2001

Scale 1:50

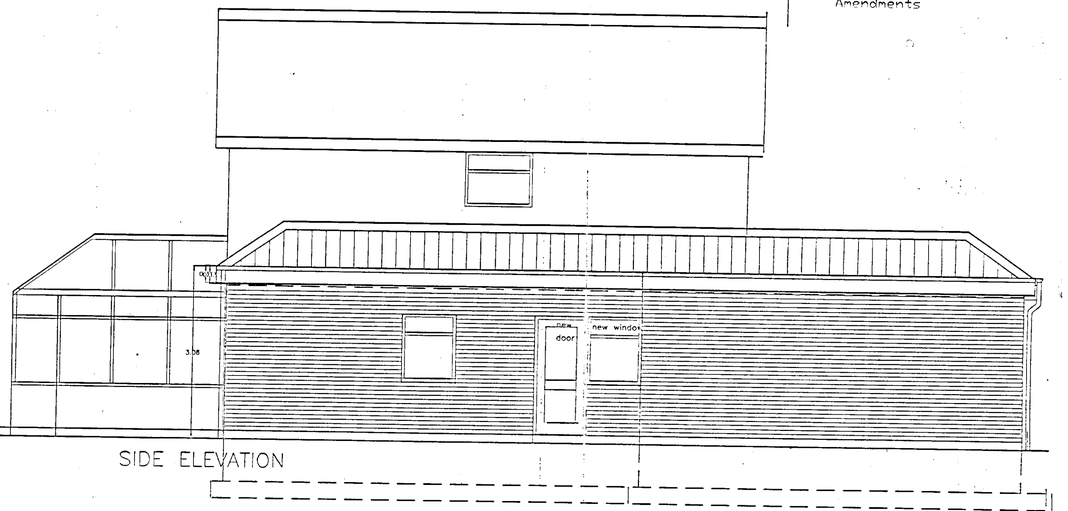
N.D.TRAFFORD,DIP:ARCH:(DUNELM)R.I.B.A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP

A:\DURHAM-6.dwg Wed May 26 10:27:27 1999 Land Survey Department / AJ

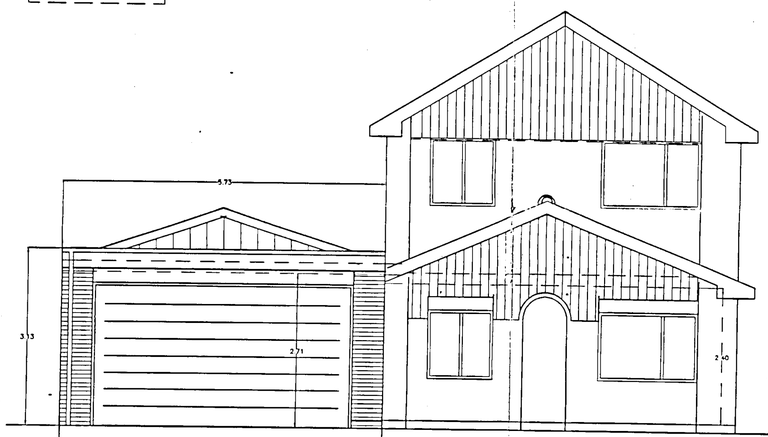
Amendments



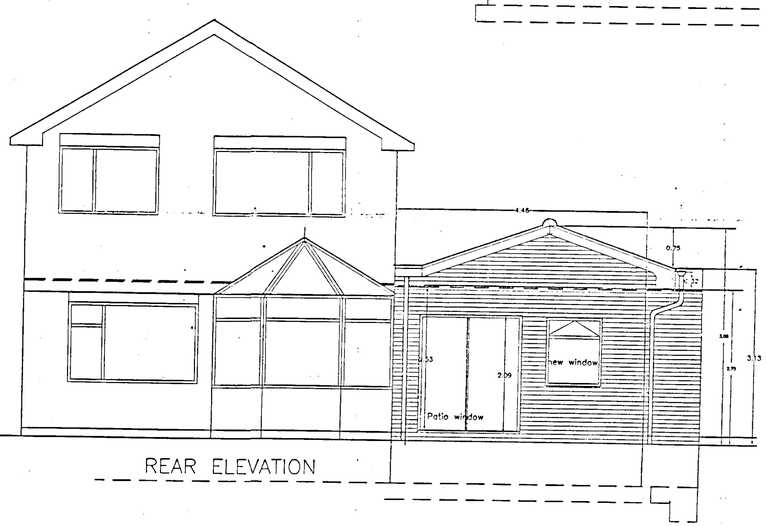
SIDE ELEVATION



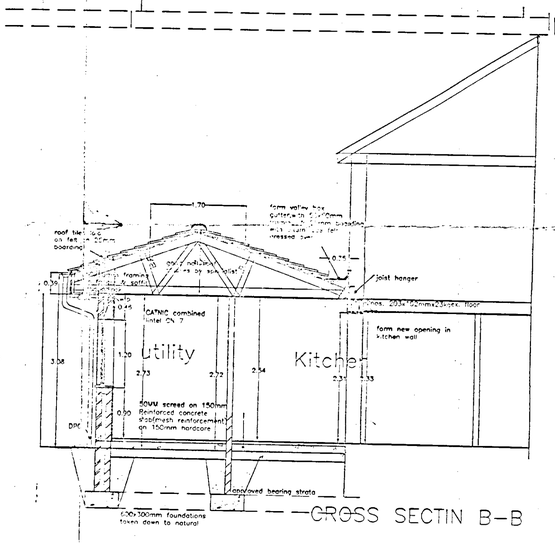
SIDE ELEVATION



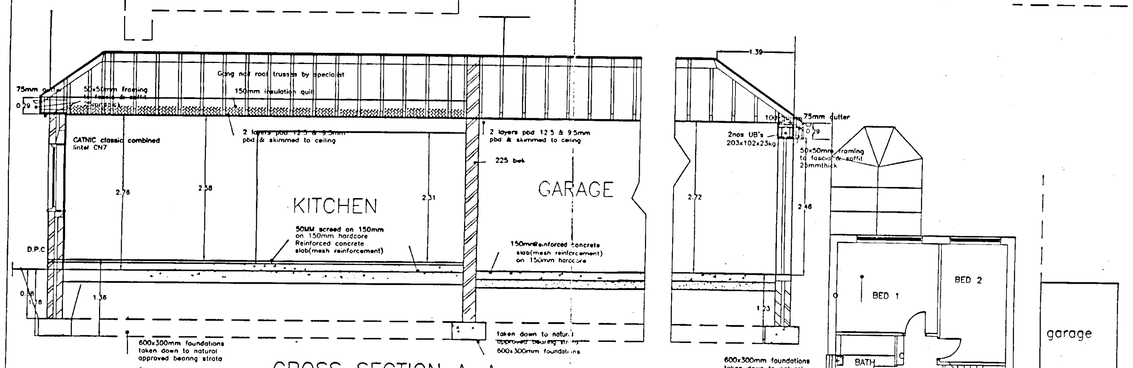
FRONT ELEVATION



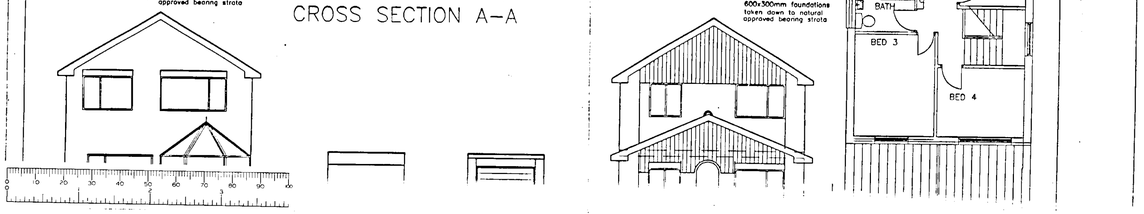
REAR ELEVATION

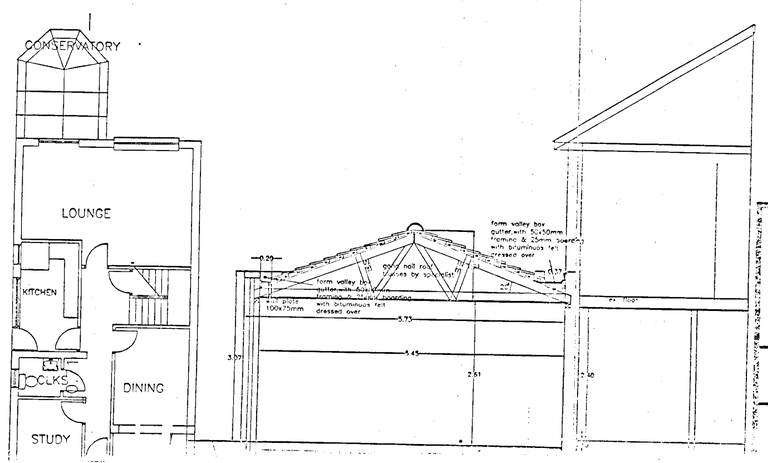


CROSS SECTIN B-B



CROSS SECTION A-A





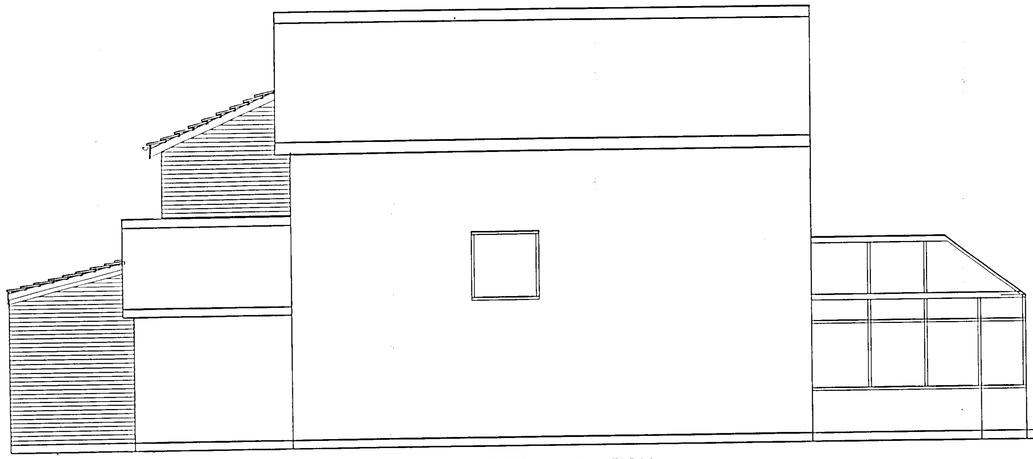
Job
PROPOSED EXTENSIONS TO 9 STAVERTON CLOSE, WOKINGHAM. BERKS., FOR MR.G.DURHAM.
ELEVATIONS & SECTIONS

Dwg No:	Date
GD/DT/2	6/5/99

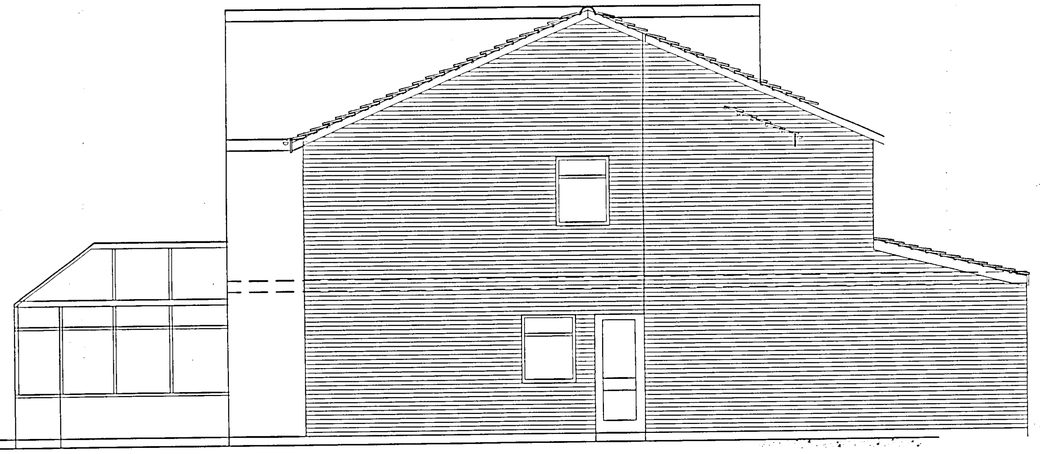
Scale 1:50

A:\DURHAM-6.dwg Tue Sep 01 14:45:47 1998 LAND SURVEY DEPARTMENT

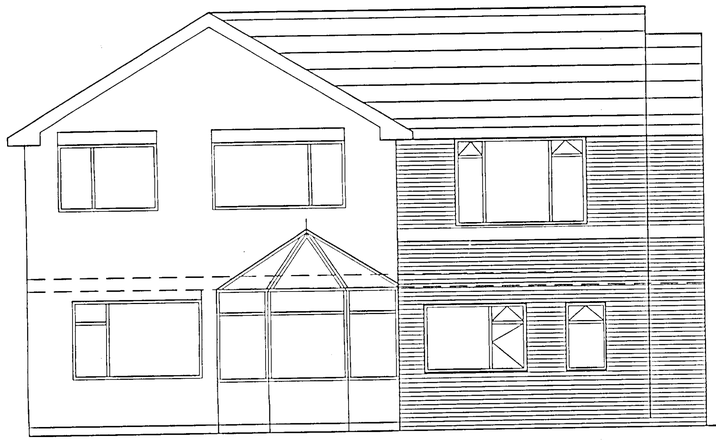
Amendments



SIDE ELEVATION



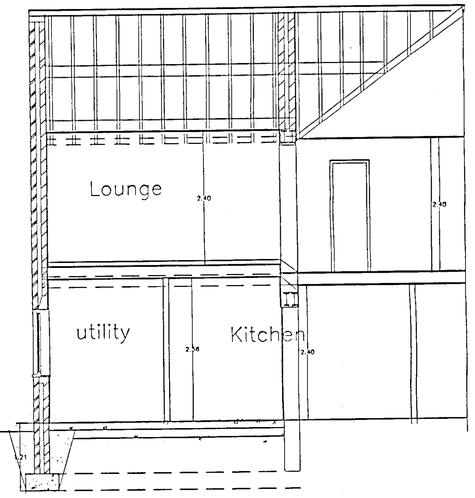
SIDE ELEVATION



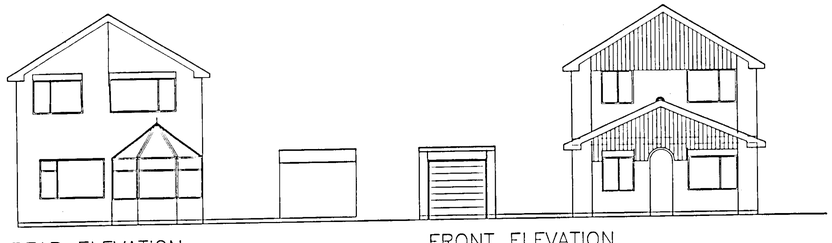
REAR ELEVATION



FRONT ELEVATION



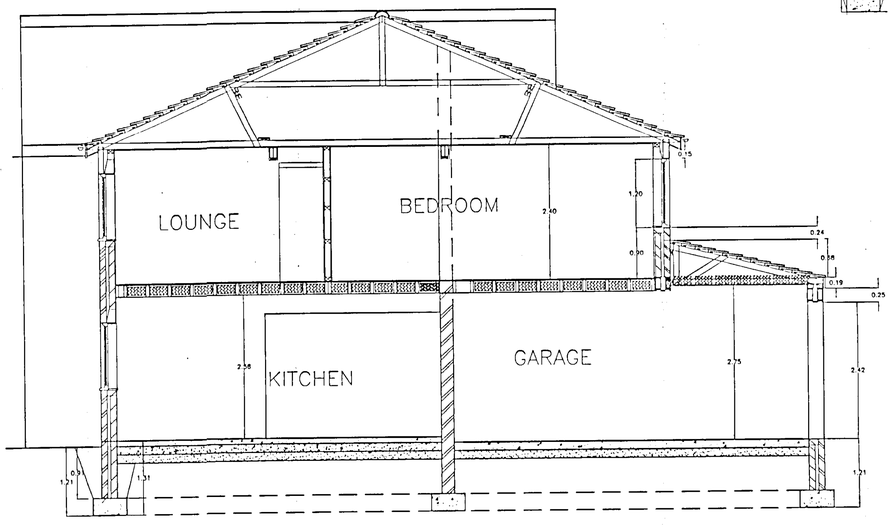
CROSS SECTIN B-B



REAR ELEVATION

FRONT ELEVATION

EXISTING ELEVATIONS



CROSS SECTION A-A

No 1..

Job
PROPOSED EXTENSIONS TO 9 STAVERTON CLOSE, WOKINGHAM. BERKS.,FOR MR.G.DURHAM.
ELEVATIONS & SECTIONS

Dwg:No:	Date
GD/DT/3	25/8/98

Scale 1:50

N.D.TRAFFORD,DIP:ARCH:(DUNELM)R.I.B.A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: PT

APPLICATION NUMBER: 5513

APPELLANT: Mr G Durham

SITE: 9 Staverton Close, Wokingham

APPEAL REF: APP/X0360/A/02/1090869

START DATE: 18/06/02

DATE OF SITE VISIT

Allowed 13/11/02

Progress Record	Date Actioned	Initials
Appeal Logged:	19/06/02	
Entered on Access:	24/06/02	DG
Notification Letters Due:	**02/07/02**	
Notification Letters Sent:	24/06/02	DCr
Questionnaire Due:	**02/07/02**	
Questionnaire Sent:	24/06/02	DCr
Statement Due:	**30/07/02**	
Statement Sent:	26/07/02	DCr
Comments on Statement Due	20/08/02	
Comments on Statement Sent	—	
Decision letter circulated:	13/11/02	DCr
Decision entered on Access:	13/11/02	DCr

527

D.O.

Appeal Decision

Site visit made on 21 October 2002

by Antony Fussey BSc(Hons) DipTP 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
11 NOV 2002

Appeal Ref: APP/X0360/A/02/1090869
9 Staverton Close, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr G E Durham against the decision of Wokingham District Council.
- The application (Ref.F/2001/5513) dated 6 December 2001 was refused by notice dated 1 February 2002
- 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.

Procedural Matters

1. The Council was not represented at the site inspection at the arranged time. It was adjourned until later the same day, when representatives of both parties were present.

2. The application submitted to the Council included a garage and an extension to its rear. These had been separately approved in July 1999. I saw that work on them has been substantially completed, and the only part of the proposed development not previously approved is a first floor extension. In my opinion no party would be at a disadvantage if I were to determine the appeal on the basis of this aspect of the scheme alone.

Main Issue

3. I consider that the main issue in this appeal is the impact of the proposal on the living conditions of neighbouring residents.

Planning Policy

4. The development plan consists of the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan, both adopted in 1995. Although not cited in the Council's decision, Structure Plan Policy EN1 seeks to protect and enhance the quality of the environment. Local Plan Policy SBE2 does not normally permit proposals having an inappropriate relationship with adjacent buildings.

5. The Inspector's report into objections to the emerging Wokingham District Local Plan has been received. Under draft Policy WOS3, all proposals should be integrated into their local context without detriment to the amenities of adjoining occupiers. The Inspector recommended the re-wording of draft Policy WBE1 so that it would promote high standards of design and layout. This plan has significant weight because of its advanced stage.

Reasons

6. Number 9 is a detached house near the end of a short cul-de-sac, whose turning head causes the house to be set back so that its front elevation is in a similar alignment to the rears of numbers 1 to 7, to the south. A gap between number 9's southern gable and the side

boundary with number 7 has recently been filled in by a garage, which also protrudes some 3.5 metres in front of the main front wall of the original house. To the rear of the garage a new single storey extension has been built, terminating at the line of the original rear elevation, but set in a metre from the boundary.

7. It is proposed to build a second storey, containing a bedroom and bathroom, over the new extension. Its gable would be set back a metre behind the extension's side wall, so as to be 3 metres from number 7's gable. Its front wall would be a metre behind the house's main front elevation and its rear elevation would be 2 metres behind the line of the original rear wall. The roof would be hipped to slope away from number 7, and terminate in a ridge a metre lower than the house's existing roof. This scheme differs significantly from earlier refused schemes and appears to have resulted from negotiations with the Council's officers.

8. Number 9's siting means that any side extension would protrude beyond number 7's rear elevation. As it would be to the north-east, there would be no impact on sunlight but it would potentially affect the outlook from the rear of number 7, and from its garden and patio. There are no windows in the facing gable, but there are some to the rear, both in the main house and in a newer conservatory. The existing single storey extension is largely hidden by a high boundary wall, but the proposal would be seen over it.

9. Views from the conservatory would be very oblique but the Council said that the extension would dominate the outlook from the rear bedroom window. It provided a plan showing that its corner would infringe a line drawn at 45° to the window, but gave no information as to whether this angle is part of any adopted policy. However, the line also touches the nearest corner of number 9, which therefore already occupies part of the window's outlook. As the corner of the proposal would protrude only a few centimetres beyond this line, I do not consider that it would materially or unacceptably affect the outlook. Moreover, setting back all the extension's elevations and constructing a low hipped roof would minimise the impact on number 7's outlook. The Council's plan shows a tall tree within the garden further in front of the line. This would have a greater effect on the outlook from the rear of the house and from the garden, and on levels of daylight, than would the proposal.

10. In my opinion the proposal would not be dominant or overbearing, but would relate appropriately to adjacent buildings and not detrimentally affect their occupiers' amenities. It would accord with the extant and emerging development plans and I find it acceptable.

11. Some residents claim that the extension would be out of character with its surroundings. However, many of the properties on Staverton Close and in the wider area have been extended, and the precedent of extending upper floors to partly or completely fill gaps up to side boundaries has been well established. Indeed the original gap at first floor level between numbers 5 and 7 has been completely filled, and I do not consider that this has harmed the character of the area. Existing extensions have a variety of designs, and in my opinion the proposal before me has been well-designed to be subordinate to the main house. I do not endorse objections based on its appearance or visual impact.

Conclusions

12. For the reasons given above and having regard to all other matters raised, including possible impact on the sewerage system, I conclude that the appeal should be allowed.

Conditions

13. The Council's suggested condition 1 is the standard 5-year time limit. With regard to suggestion 2, I shall use the model condition in Circular 11/95 relating to the use of matching materials. Suggestion 3 seeks to restrict the garage's use to domestic purposes,

and is clearly a response to concerns from local residents that the appellant operates his business from the premises, involving the generation of traffic, increased parking and the use of the garage for commercial storage. However, the garage has been built under the terms of the 1999 permission, and is subject to a condition preventing its use, and that of the parking area, other than for parking. It is therefore unnecessary to repeat these provisions and I consider that it would be unreasonable to extend them to refer to business use when there was no similar restriction in 1999. In any event, any material use for business purposes would be subject to planning control.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor extension at 9 Staverton Close, Wokingham in accordance with the terms of the application Ref. F/2001/5513 dated 6 December 2001, and the plans submitted therewith (but modified as described in paragraph 2 above), subject to the following conditions:

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

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

Information

15. 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.

16. 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.

17. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

A. Fussey

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr G Durham
SITE: 9 Staverton Close, Wokingham
APPLICATION NO.: 5513
PROPOSAL: Proposed 2 storey side extension to dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Norreys

Mr I Brown

Mr P Edwards

Mrs M Robertson

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham RG40 1AS

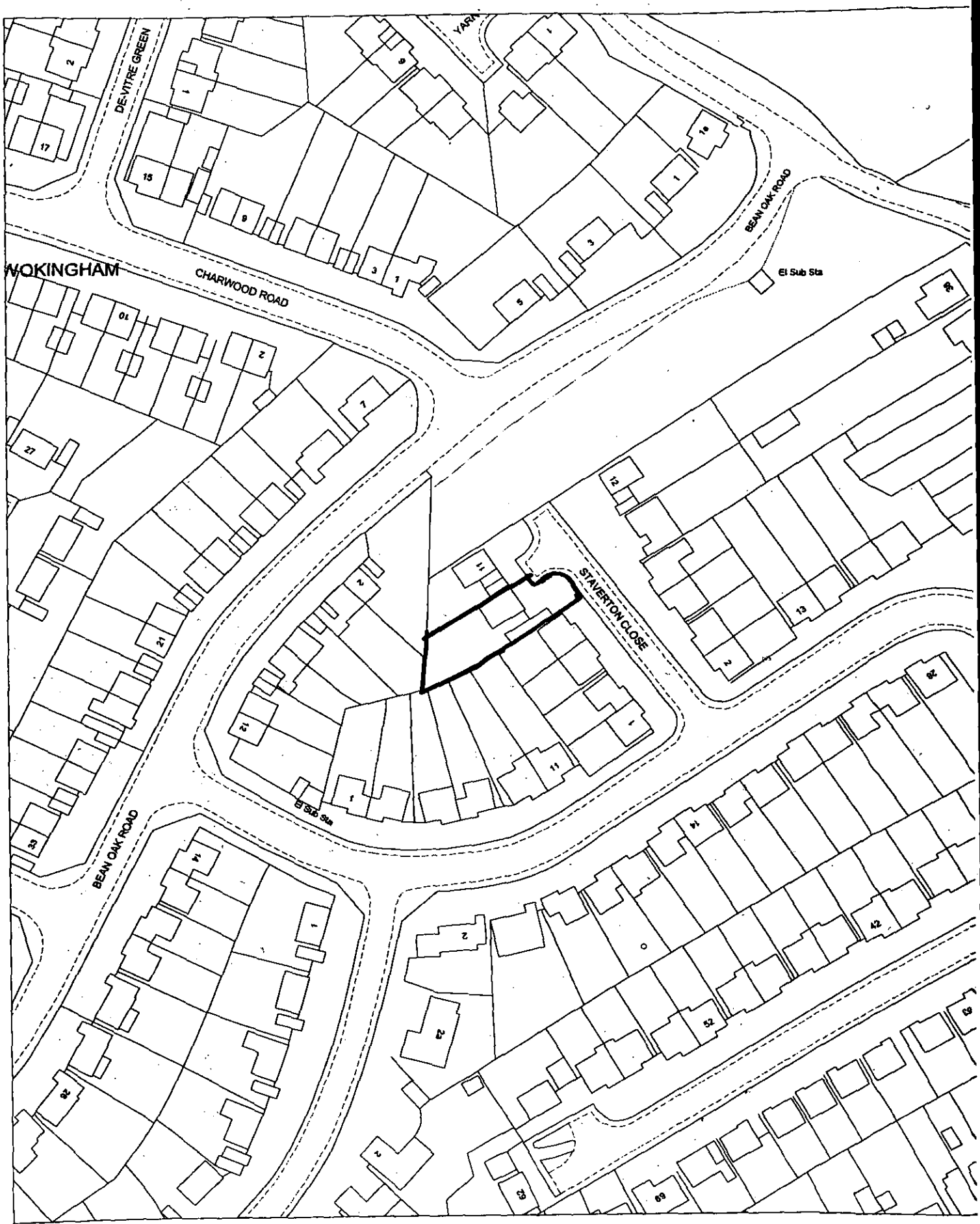
Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

The Owner / Occupiers of the Following Addresses in Wokingham

2-6 Bean Oak Rd (evens)

1-11 Proctors Rd (odds)

6-12 Staverton Close



Site Plan, Scale: 1 to 1250

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

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

Date: 24 June 2002

N
W E
S

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: June 24, 2002
My ref: **F/2001/5513**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
4
BEAN OAK ROAD

WOKINGHAM
BERKSHIRE
RG401RL

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

Dear Sir/Madam

APPLICATION No: F/2001/5513
APPEAL BY: Mr Durham
SITE: 9 Staverton Close Wokingham
PROPOSAL: Proposed two storey side extension to dwelling.

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

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

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1090869**. Comments received after **30/07/2002** will not normally be seen by the Inspector & will be returned.

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

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

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

Yours faithfully

Denise Gumbrell

Appeals Assistant



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

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.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 779725

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ *SBE2 INAPPROPRIATE DESIGN*

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : Mr. Durham

APPEAL SITE : 9 Staverton Close, Wokingham

REASON FOR APPEAL : Refusal of planning permission for the erection of a two-storey side extension to dwelling.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5513

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/02/1090869

1.00 LOCATION AND SITE DESCRIPTION

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

1.02 No. 9 Staverton Close is a detached house with a single detached garage. The dwelling is built in-line with the adjacent neighbour No.11 but set back to almost full depth to the adjacent No.7. No's 1 –7 are built in line.

2.0 Relevant Planning History

2.01 The original dwelling received planning permission 1963. Following this there is a lengthy planning history.

Application No.	Description	Date	Decision
19140	Single storey front extension	1983	Conditional Approval
41077	Conservatory	1993	Conditional Approval
99/68773/F	2 storey side	1999	Refused
99/69830/F	Single storey side	1999	Conditional approval
F/2001/4193	2 storey side and single storey front	2001	Refused
F/2001/5513	2 storey side extension	2001	Refused

2.02 In January 2002 the appeal planning application (F/2001/5513) for the erection of a two-storey side extension was refused under delegated powers for the following reason.

Reason

"The proposed two storey extension by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such it would be contrary to policy SBE2 of the South East Area Local Plan and to policy WOS3 and WBE1 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 South East Area Local Plan and the Deposit Draft Wokingham District Local Plan which will replace the adopted Southern Area Local Plan.

South East Area Local Plan (Adopted 5th May 1995)
The South East 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 South Area Local Plan policy is:

SBE2 – Inappropriate design

4.0 Case for the Local Authority

4.01 The main issue raised by this application is the unacceptable overbearing impact on No.7 Staverton Close.

4.02 The application follows two previous refusals. Application F/2001/4163 incorporated a lower roof ridge but extended to the full depth of the dwelling at the rear. It was considered overbearing and would affect the amenity of the occupant of No.7. While it is accepted that recent design is set in on the first floor both front (1.0m) and rear (2.0m) it does not go far enough to overcome the reasons for refusal and is still considered overbearing.

4.03 Having taken a 45° angle from the proposed rear building line of the first floor element towards the neighbouring property (no.7) it can be seen to be very overbearing (see appendix 7 for block plan).

5.0 Comments on the appellants statement

5.1 No comment

6.0 *Conclusion*

6.01 The two storey side extension proposed in application F/2001/5421 is considered form a dominant and overbearing feature to the detriment of the amenity of the neighbouring residents at No.7 Staverton Close

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 and plans for application F/2001/5513
3. Berkshire Structure Plan Policies
4. Wokingham District Local Plan Policies including the Inspector's report recommended rewording of this policy.
5. South East Area Local Plan Policies
6. Conditions in the event planning permission is granted
7. Block plan (1:500 scale) show 45° line plotted from rear of proposed 1st floor extension.

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

60136

22 AUG 2002

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

Your Ref: F/2001/5513

Our Ref: APP/X0360/A/02/1090869

Date: 21 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKSHIRE, RG40 1RR

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

Yours faithfully

Mrs M Pocock

217L(BPR)

6th August 2002

Mr. Durham
9 Staverton close
Wokingham
Berkshire
RG40 1RR.

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

13 AUG 2002
PINS AA PEP

Your Ref APP/X0360/A/02/1090869

Dear Mrs. Pocock,

Further to your letter of 1st August, I have the following comments to make in regard to the LPA's letter. Point 6.01 states that the extension would be a dominant and overbearing feature to the detriment of No 7. Staverton Close. They(no 7) clearly no longer share this view as they have chosen not to object to our appeal. It now seems apparent as work has begun on the ground floor extension, that our neighbours primary concern was that the wall between our properties would need to be demolished. This is understandable as it would have left their garden open and with two young children, would not have been an ideal situation. In the event, we have bent over backwards in order to cause our neighbours minimal disruption, and have been able to leave the wall in place, also avoiding the removal of their lean to roof and gate which are perhaps wrongly attached to our property.

I find it difficult to understand what point is being made in 4.03, as the LPA's drawing shows that our neighbours will have no less of a view than they do already, as our house is set back so far from theirs. Notwithstanding this, there is also a large tree in their garden which completely obstructs any view they might have anyway.

Point 2.02 refers to the bulk of the extension, and I can only reiterate what I previously have said, which is that the size of the extension has been reduced considerably and has been altered to meet all of the suggestions made to me by the LPA.

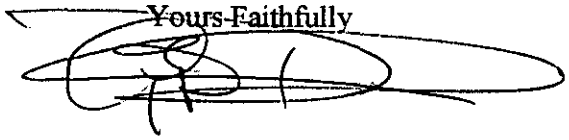
We would point out also, that we already have permission for the ground floor, and that the issue is with the second floor only, although reference keeps being made to the 2 storey extension.

I feel bound to comment on Mr Masons letter also and must say that I find its tone deeply offensive. I would question what Mr Mason is referring to when he states that

"community safety and culture are being eroded away" and that this will be a "social" blot on the horizon.
He also states that other houses in the arena are of a moderate size and plot, when it can be clearly seen from the LPAs drawings, that all four houses at the end of Staverton are on very large plots and indeed two of them have already been extended to include 5 bedrooms. I object to Mr Masons suggestion that I have extended beyond the limitations of my current planning permission, when the building inspector has already checked the work to date.

Finally, I would also dispute that Mr. Mason's views are shared by any other neighbours, as many have taken an interest in the current building work and have come and spoken to me as work has progressed. None of them has expressed any objections to the ongoing or indeed the proposed development.

Yours Faithfully



Mr. George Durham.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JAN 2002	
COPIES TO:	ACK
	FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/5531

Proposal: Proposed two storey side extension to dwelling

Site Address: 9 Staverton Close, Wokingham

Applicant: Mr Durham C/O H D Trafford

Your observations are required in respect of this application **by 10/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

OUR FAX NUMBER IS +44 1189790303
Any transmission problems call DDI number

Telephone: +44(0)1189 790303

8 Staverton Close
Proctors Road
Wokingham
Berks RG 40 1RR

PLANNING SERVICES APPT 51605
POL TLS
DC HP ENF
APP
CS
09 JAN 2002
COPIES TO: ACK:
FILE

☒ Urgent
☐ Confidential
☐ Routine

Facsimile Transmission

Date: January 2, 2002

No. of pages to follow: 2

To: WOKINGHAM DISTRICT COUNCIL

From: B.I.MASON

Attention: HELEN POLLOCK

Fax No: +44(0)1189746484

DDI: +44 1189790303

Application No F/2001/5513

Dear Sir/Madam

Having inspected the plans for proposed application we consider them unacceptable and rejection should be tabled. Account of the challenges made in previous application has been a token gesture in this revised layout. Our reasons for rejection remain very much aligned to those of earlier application and include:

- Our outlook will be impacted, as the design is not aesthetically pleasing with a garage door equivalent to the width of existing house.

- The closeness of the extension to the adjacent garden boundary will be over bearing shadows to those occupants with sever light restrictions to the garden.

- The proposal is in excess of the plot envelope and not conducive with other properties in the close.

- The functionality of the proposal is questioned as it continues to resemble a flat/annex configuration that should have an independent entrance.

- Increased parking within the close brings safety and environmental hazards, which will be compounded by this proposal.

- The existing premise is a combined dwelling and business that already contributes to over subscribed parking arrangements within the area. With large vehicles delivering materials it already overshadows the close as a residential area.

- Emergency and evacuation provisions are of concern. The existing garage is utilised mainly for materials storage, some of which may be potentially

hazardous substances that in the event of an incident increase personnel risk to adjacent occupants and to those located above.

The residential community would be best served if this application were rejected. The owner/occupier if needs require an extension to the property should consider the environmental impact on local community and in doing so reflect on alternative development at the rear, within the existing property foot print that would be environmentally and aesthetically acceptable.

Yours sincerely

B.I.MASON

7 Staverton Close
Wokingham
Berkshire
RG40 1RR

2 January 2002

PLANNING SERVICES	HPT
POL	TLS
DC	SRP
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

FAO: Helen Pollock
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

APPLICATION NUMBER: F/2001/5513
SITE ADDRESS: 9 Staverton Close, Wokingham, Berkshire
PROPOSAL: Proposed two storey side extension to dwelling

Dear Madam

Whilst I acknowledge that the above proposed extension has been modified from that submitted in June 2001, my comments made in my letter of 3 July 2001 still apply (enclosed).

The proposed extension would have a domineering and overbearing detrimental impact upon our property.

Yours sincerely

G A AVERY (Mr)

7 Staverton Close
Wokingham
Berkshire
RG40 1RR

3 July 2001

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

APPLICATION NUMBER: F/2001/4163
SITE ADDRESS: 9 Staverton Close, Wokingham, Berkshire
PROPOSAL: Proposed two storey side extension to dwelling plus single storey front extension.

I would like to strongly object to the proposed extension to 9 Staverton Close, Wokingham on the following grounds:-

REDUCTION OF LIGHT

- No 9 is significantly further set back than our house therefore the extension would fall well over the property line and overshadow ¾ of our garden.
- The height of the proposed extension together with the proximity to our boundary would greatly reduce light into our garden, conservatory, lounge and master bedroom.

CONCERN FOR USE OF EXTENSION

- Mr Durham runs a plumbing business from home and I am extremely concerned that this extension will be for the expansion of his business. This is a small, narrow cul-de-sac NOT a business park. We already have Mr Durham's employees and numerous large delivery lorries driving down the close.
- If the extension is to be used for residential purposes, would he be sub-letting? Would this also mean an increased number of vehicles and traffic?

SAFETY

- The garage is to be significantly increased in size. I have major concerns that this will become a storage unit for Mr Durham's plumbing equipment. Could this include chemicals or gas canisters?

/Cont.....

- There are a number of small children who live in the close who enjoy riding bicycles up and down. The increased number of vehicles caused either by additional residents or more worryingly an increase of the plumbing business would be dangerous and unacceptable.

ENVIRONMENTAL

- The proposed extension would make the house and parking oversized for the plot.
- The other houses in the close are 3 and 4 bedroom family homes with an average of 2 cars each – NOT business premises or flats with the additional people and vehicles that go with them.

PARKING

- Whilst provision for 5 car parking spaces will be made, I consider this to be inadequate. Currently 2 business vans, a car and large caravan are owned by Mr Durham. Where will the cars belonging to the self contained extension park? Mr Durham has 2 daughters who may also want cars in the future.
- Whether the extension is to be used for residential or an increase of Mr Durham's business 5 parking spaces would NOT be sufficient and vehicles would inevitably be left in the already over-crowded road.

EXISTING GARAGE WALL

- Currently the garage wall belonging to No 9 is the boundary between that property and ours. I am interested to know if the wall will remain or be removed. If the latter what consideration for the safety of my family (I have 2 pre-school children) during its demolition and the re-erection of a replacement boundary divide?

Yours sincerely



MR G A AVERY

PS I will telephone George Allpress on Monday 9 July 2001 to arrange for him to visit me at the above address so he can assess the proposed extension from our side of the boundary.

OBS

PLANNING SERVICES	HPT
POL	TLS
DC HP	ENF
APP	
CS	

0 3 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

10 Staverton Close
Wokingham
Berkshire
RG49 1RR

1st January 2002

Ms Helen Pollock
Development Control Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

REF Application Number F/2001/5513 9 Staverton Close.

With reference to your letter dated 17th December 2001 regarding planning permission on the above property.

I am enclosing a copy of a letter I wrote regarding Mr Durham's previous request for planning permission. The revised plans currently submitted for planning approval have been changed only marginally. The concerns I expressed in my previous letter still apply.

I do, however, have increased concerns about the volume of discarded plumbers equipment that is a visual eyesore .I am surprised that in a residential area that this is permitted. Discarded plumbing equipment has been left at the front of the house at number 9 all over the Christmas and New Year period. It is clearly visible from our kitchen and bedroom windows. If the extension is built I can only imagine that this problem will get worse.

I would be grateful if you can please take the comments in my earlier letter in to account together with the additional comment above.

Yours sincerely

RJE Scarth

10 Staverton Close
Wokingham
Berkshire
RG401RR

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box157
Shute End
Wokingham
Berkshire
RG40 1WR

5th July 2001

Your ref F/2001/4163

Dear Mr Mitchell

Many thanks for letter dated 15th June 2001 related to the above planning application submitted by Mr George Durham.

As you will be aware Mr Durham runs a plumbing and central heating business from 9 Staverton Close.

I wish to object to the proposed plans on the following grounds.

1.We are occasionally disturbed by lorries delivering equipment for his business early in the morning. (our bedroom is at the front of our house directly opposite no.9)

2. The garage is never used for cars, as far as I am aware it is used for storing plumbing and central heating equipment. I am concerned that the proposed future use may be related to an expansion of his business. This is a residential area where we already have sufficient problems with parked cars without adding to the problem. Do your planning regulations permit running this kind of business in a residential area? Are you absolutely convinced that the proposed plans will not add to parking problems?
Is the proposed upstairs sitting room, a sitting room or a bedroom?

3. Currently there is a caravan parked in the back garden of no.9. Is this to be a permanent feature parked at the front of his house?

I hope you will take the above points into account whilst making your decision

Yours sincerely

RJE Scarth

HP SBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

11 Staverton Close
Wokingham
Berkshire RG40 1RR
Tel: 0118 9786842

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Wokingham
Berkshire RG40 1WR

Your Ref: Helen Pollock
F/2001/5513

8th January 2002

Dear Sirs,

Application Number: F/2001/5513
Site Address: 9, Staverton Close, Wokingham
Proposal : Proposed two storey side extension to dwelling

I have no objection, in principle, to the proposed development.

However, I am concerned about the integrity of the common foul sewer which passes through the development. The sewerage system is not shown correctly on the drawings submitted to the Council. The sewer from my property (No 11) is not shown on the drawings. It passes under the dining room and study of No 9 to enter the existing manhole in the future garage. The common sewer then flows towards the rear of the house to a manhole outside the existing kitchen before turning eastwards to continue along the rear of No 7 Staverton Close. This common sewer serves No 11,9,7,5,3 and 1 in Staverton Close and also, I believe, No 11,9,7,5,3 and 1 in Proctors Road before discharging to Thames Water's sewerage system in Proctors Road. I note that it is proposed to reroute the common sewer outside the existing kitchen but the drawings do not indicate how the sewer is to be reconnected to the existing sewer at the rear of No 7 Staverton Close. The sewer line shown northward of the existing manhole in the proposed garage does not exist; there are no sewers, other than the storm water drain, under the road in Staverton Close.

I draw my concerns to your attention.

Yours faithfully,

Paul A Hammett

Paul A Hammett

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

5-9339

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

DG

~~Your Ref:~~ F/2001/5513

~~Our Ref:~~ APP/X0360/A/02/1090869

~~Date:~~ 1 August 2002

UG 2002

FILE

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKSHIRE, RG40 1RR

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 20/08/02

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

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

Yours faithfully

Mrs M Pocock

211AL(BPR)

8 Staverton Close
Proctors Road
Wokingham
Berks RG40 1RR

July 29, 2002

Mrs M Pocock
The Planning Inspectorate
Room 3/30
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Mrs Pockock

Ref APP/X0360/A/02/1090869

Our major fears, as expressed in earlier correspondence are being realized as construction works at 9 Staverton Close progress. Our environmental outlook, the community safety and culture are being eroded away. If this appeal is sanctioned we are under no illusion that a great disservice will have been done to the local inhabitants of Staverton Close. The vastness of the potential expansion is alone an environmental and social blot on the horizon. There has been no effort in design to account for compromise suggestions to align with similar extensions within the close. The houses within the areana are of moderate size and plot; hence this non-standard proposal is esthetically un-characteristic of the intent for the community. Extensions within the adjoining Proctors Road area were not within the same proximity as this is to adjacent properties; furthermore, the outlook was not imposed directly as in this situation.

We are unaware of the boundary sanction limitations for the current construction works being effected at 9 Staverton Close and assume that the appeal applicant has not the impudence to create a foundation beyond those limitations agreed.

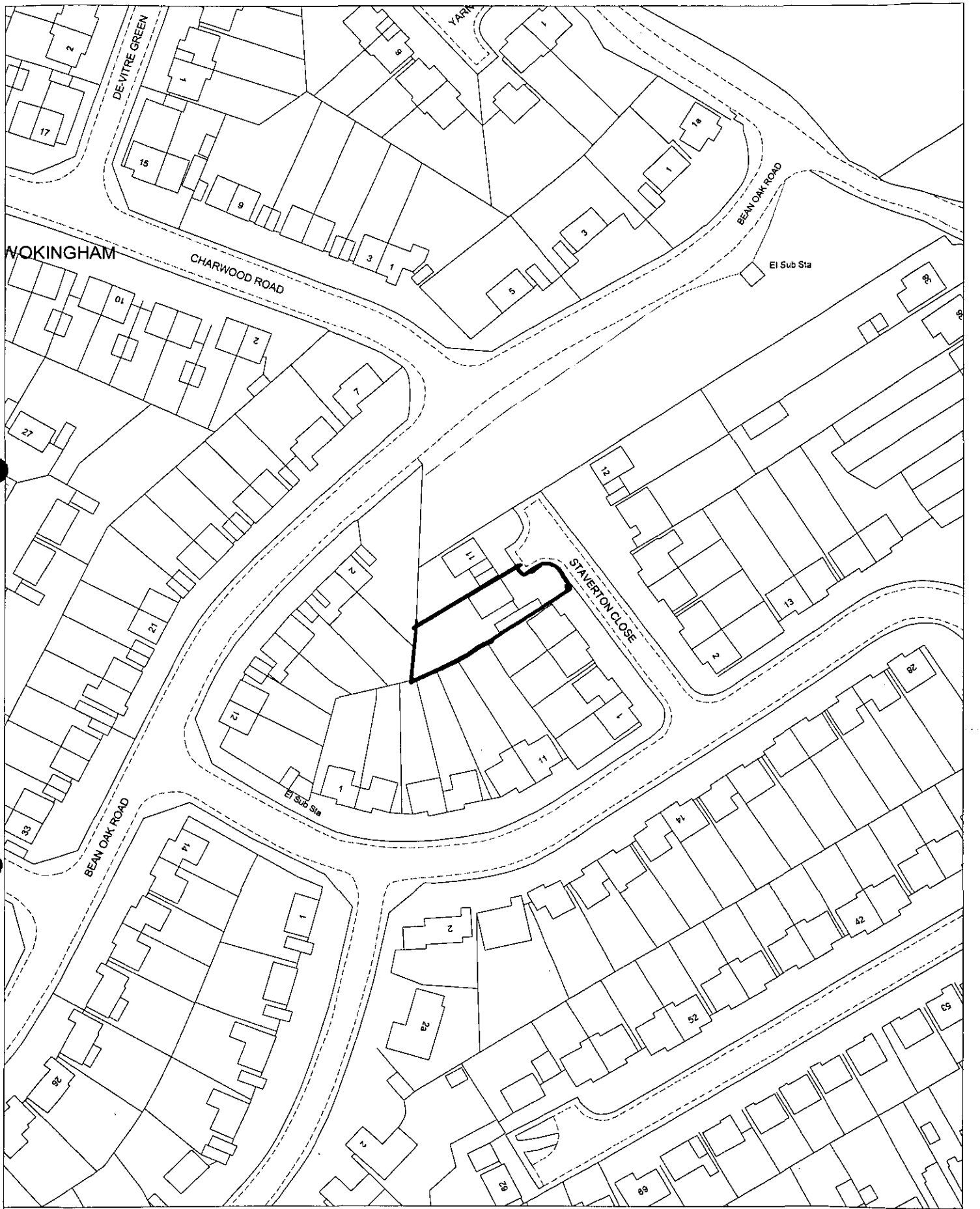
General dialogue within the community affected by the application is of similar concern and maintains a strong accord to maintaining a rejection.

Sincerely,

B.I.Mason

Appendices

Appendix 1



Site Plan, Scale: 1 to 1250

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

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

Date: 24 June 2002

N
W E
S

Appendix 2

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Durham
C/O H D Trafford RIBA
51 Proctors Road
Wokingham
Berkshire
RG40 1RA

Application Number: F/2001/5513

Parish: **WOKINGHAM**

Location: **9, Staverton Close, Wokingham.**

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

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

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (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:

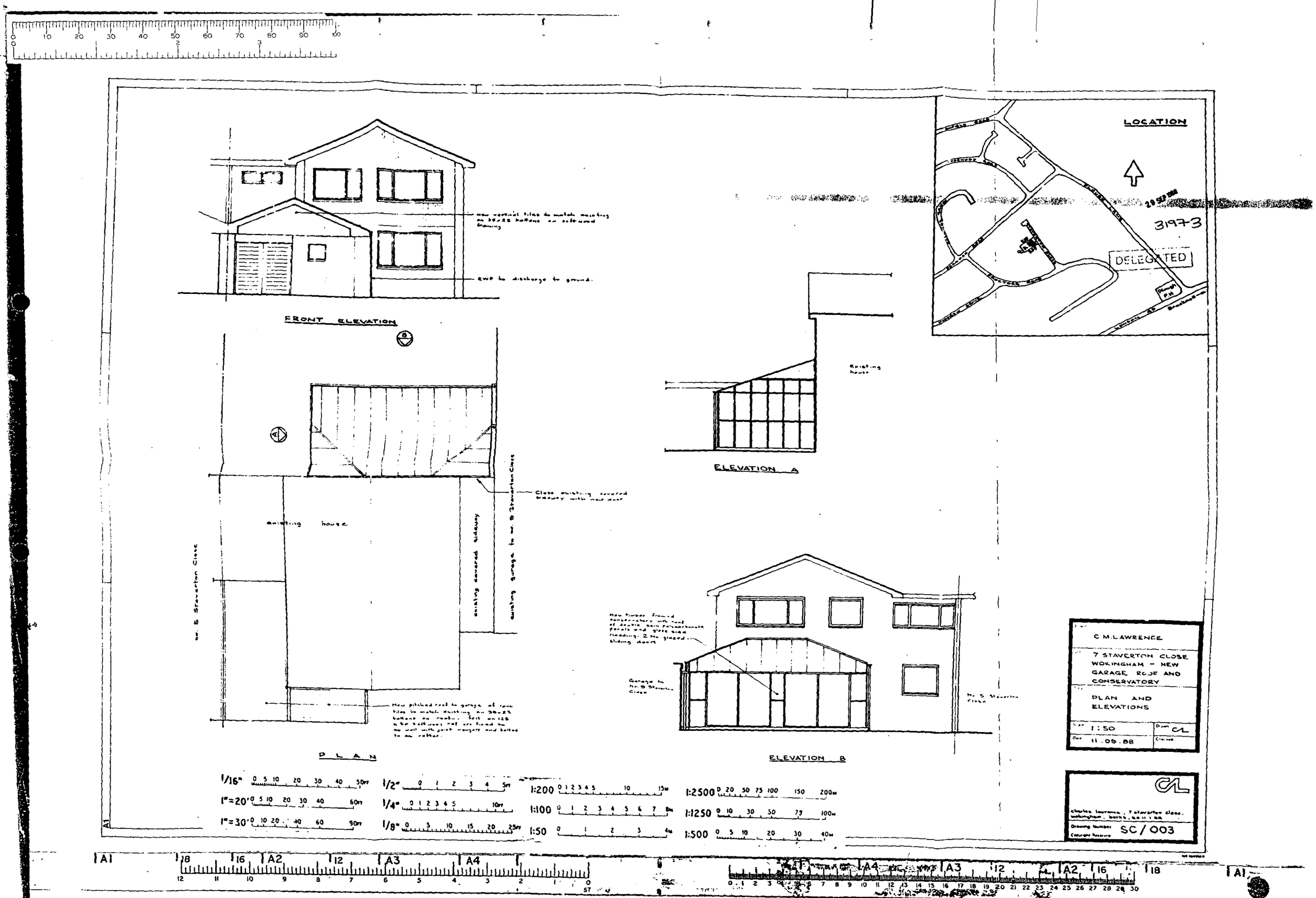
Berkshire Structure Plan Policy EN1.
South East Area Local Plan Poliicy SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.



FRONT ELEVATION
PLAN
ELEVATION A
ELEVATION B
LOCATION
DELEGATED
31973
29 SEP 1988
Existing house
existing house
existing covered sideway
existing garage to no. 5 Staverton Close
no. 5 Staverton Close
Close existing covered sideway with new door
New pitched roof to garage of rose tiles to match existing on 38x25 battens on roofing felt on 125 x 50 softwood rof are fixed to the wall with joist hangers and bolted to the rafter.
New timber framed conservatory with roof of double skin polycarbonate panels and glass side cladding. 2 No glazed sliding doors
Garage to No. 5 Staverton Close
No. 5 Staverton Close
C.M. LAWRENCE
7 STAVERTON CLOSE WOKINGHAM - NEW GARAGE ROOF AND CONSERVATORY
PLAN AND ELEVATIONS
1:50
11.09.88
CL
charles lawrence, 7 staverton close, wokingham, berks, 20.11.88
Drawing Number SC/003
Copyright Reserved
1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50 75 100 150 200M
1:1250 0 10 30 50 75 100M
1:500 0 5 10 20 30 40M
A1
A2
A3
A4

10.DEC.2001* 5513

Amended side elevation to 9 Staverton Close for G.Durham

Dwg No:	Date
DT\GD\4	11/11/01

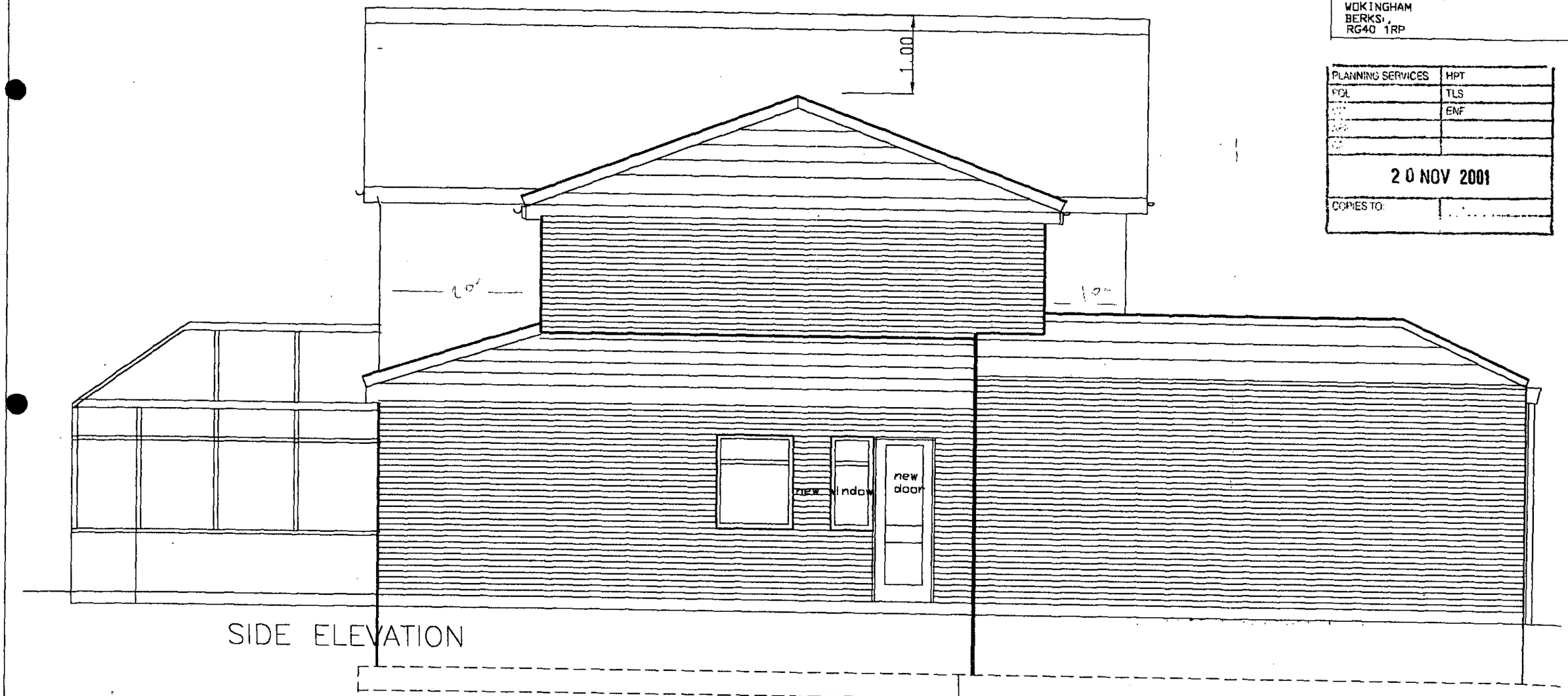
Scale 1–50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP

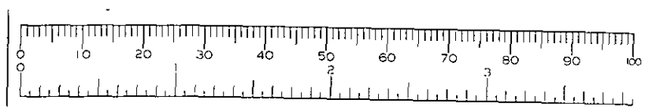
PLANNING SERVICES	HPT
FOL	TLS
	ENF

20 NOV 2001

COPIES TO:



SIDE ELEVATION



10.DEC.2001* 5573

REVISED PLANS TO
9 STAVERTON CL
FOR G.DURHAM

Dwg No:	Date
DT\GD\2	11/11/2001

Scale 1 – 50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

2 6 NOV 2001

COPIES TO:	ADK

EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
EX.BEDROOM
8.84
0.95
ex.bath
0.80
2.00
1.05
0.84
1.20
1.18
bathroom
1.86
3.90
3.19
BEDROOM
6.4m
2.00
1m
5.81
3.3m
OFWP
0 10 20 30 40 50 60 70 80 90 100
0 2 3

PLANNING SERVICES	
PCL	TLS
DC	SNS
APP	
20 NOV 2001	
COPIES TO	

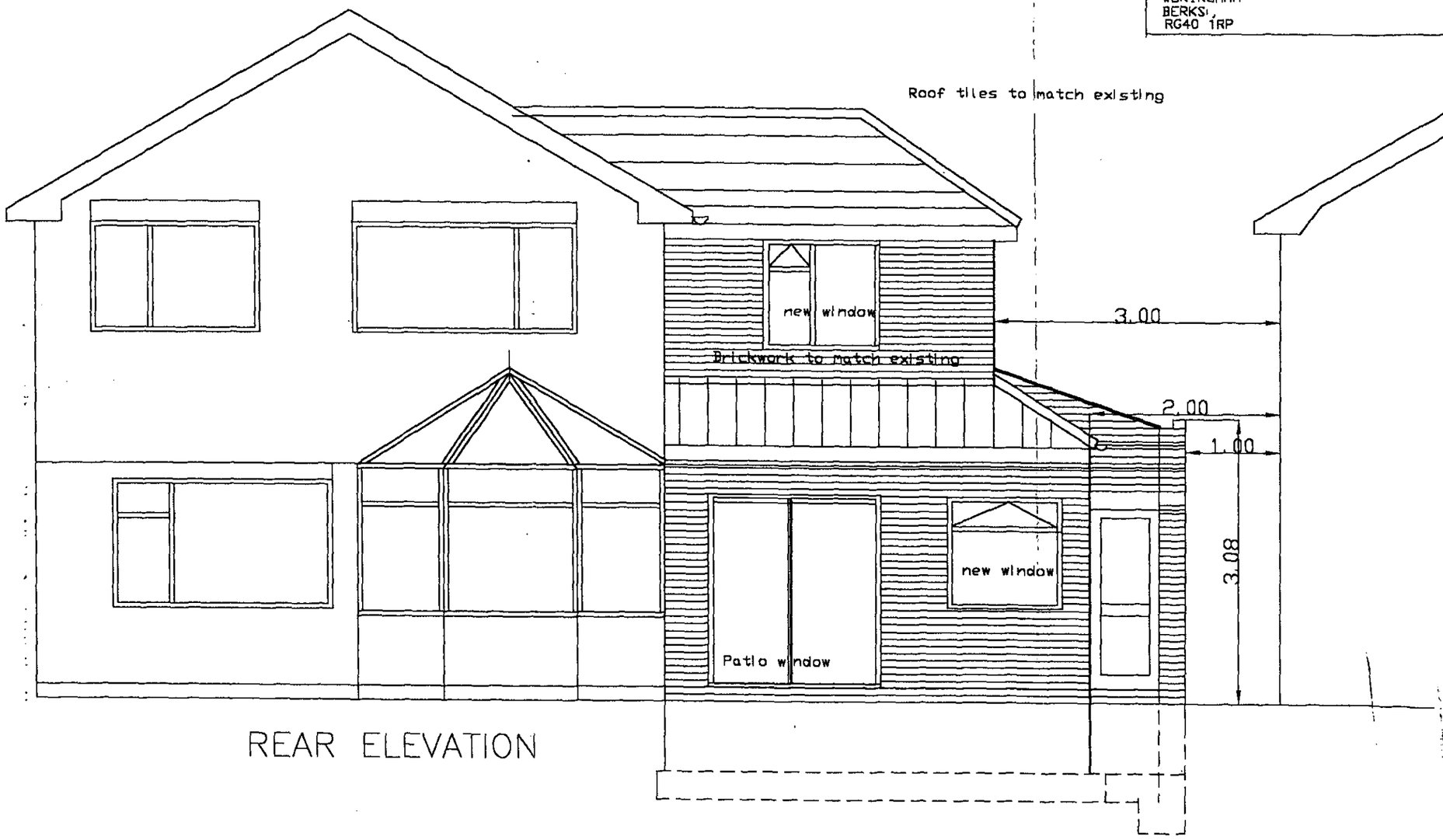
10 DEC 2001 5 of 3

Amended rear *elevation
9 staverton Close for
G.Durham

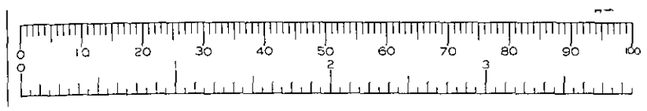
Dwg No:	Date
DT/GD/5	11/11/2001

Scale 1-50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP



REAR ELEVATION



10.DEC.2001* 5513

AMENDED FRONT ELEVATION TO 9 STAVERTON CLOSE FOR G.DURHAM

Dwg. No.	Date
DT/GD/3	11/11/2001

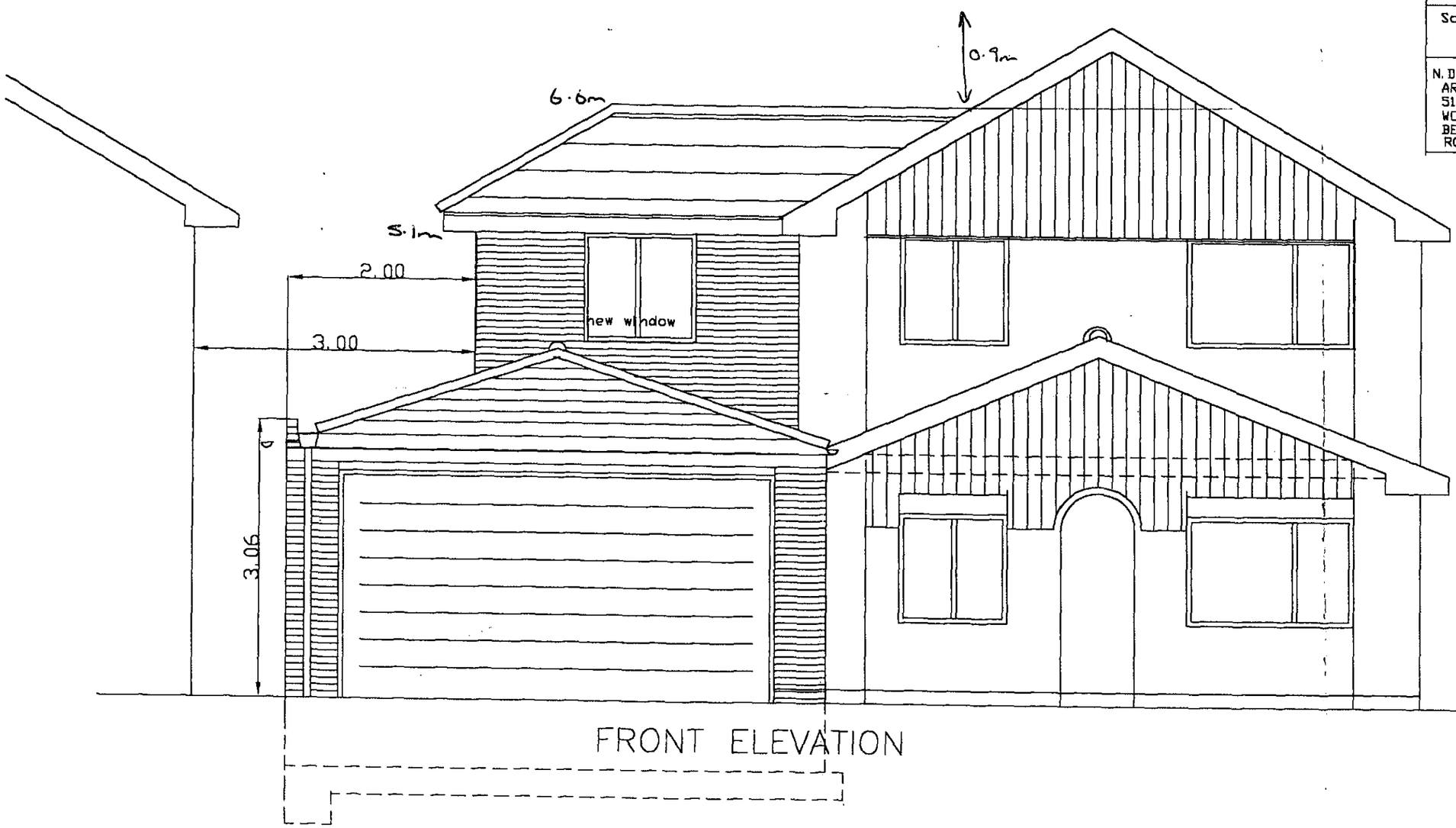
Scale 1–50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP

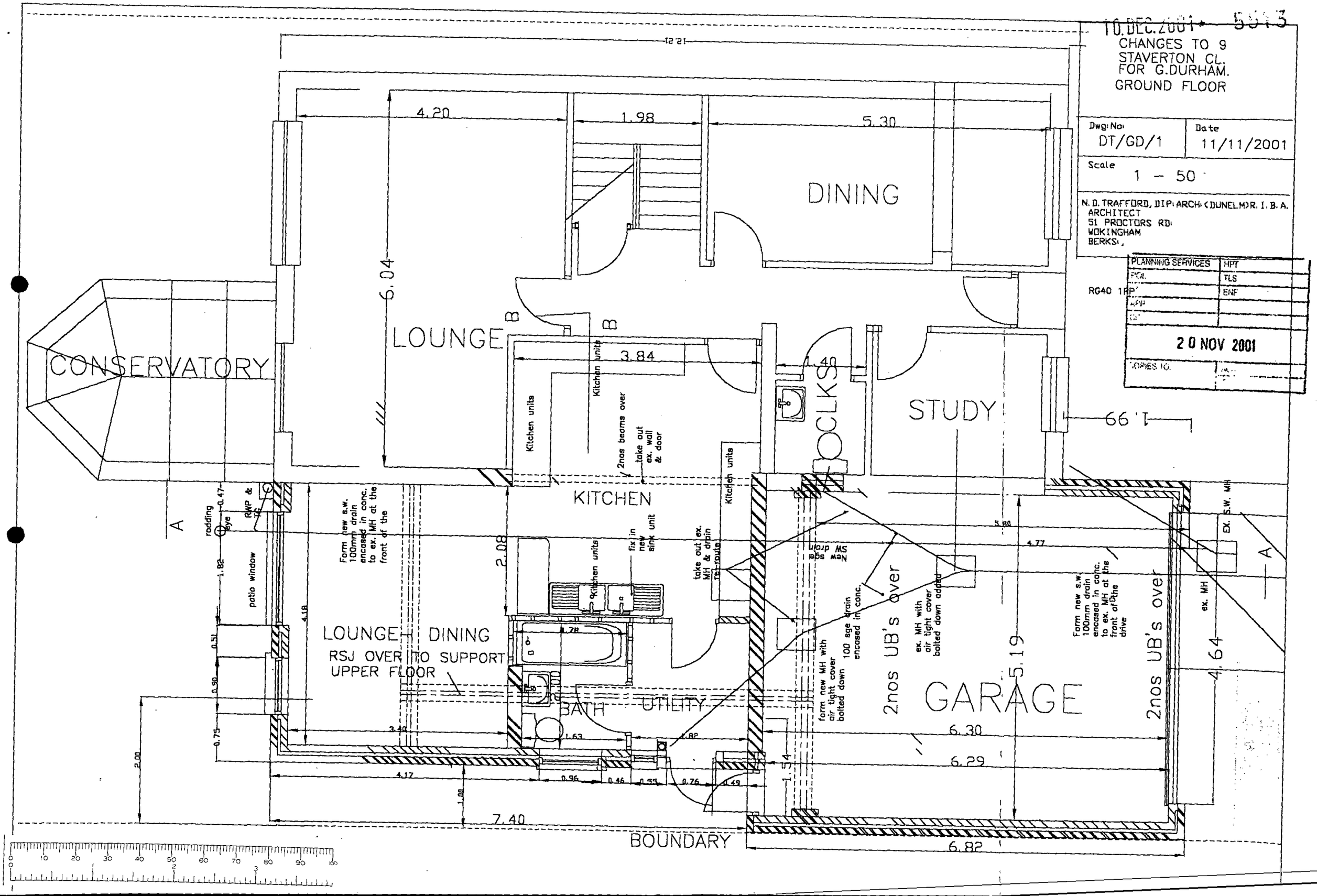
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
DS	

20 NOV 2001

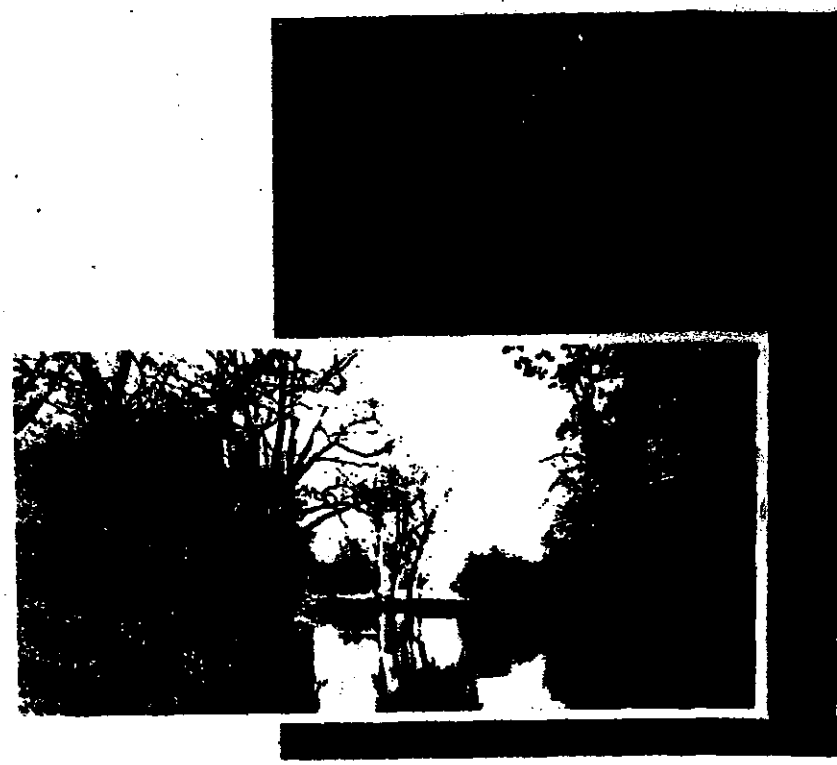
COPIES TO:	ACK:



FRONT ELEVATION


10.DEC.2001 5513
CHANGES TO 9
STAVERTON CL.
FOR G.DURHAM.
GROUND FLOOR
Dwg: No: DT/GD/1
Date 11/11/2001
Scale 1 - 50
N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP
PLANNING SERVICES
HPT
TLS
ENF
20 NOV 2001
CONSERVATORY
LOUNGE
DINING
STUDY
KITCHEN
LOUNGE DINING
RSJ OVER TO SUPPORT UPPER FLOOR
BATH
UTILITY
GARAGE
2nos UB's over
2nos UB's over
BOUNDARY
Kitchen units
2nos beams over
take out ex. wall & door
fix in new sink unit
take out ex. MH & drain re-route
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the drive
100 sge drain encased in conc.
ex. MH with air tight cover bolted down added
form new MH with air tight cover bolted down
New sge SW drain
EX. S.W. MH
ex. MH
rodding eye
RWP & TG
patio window
12.21
4.20
1.98
5.30
6.04
3.84
1.40
1.99
2.08
4.18
5.19
4.64
6.30
6.29
6.82
7.40
4.17
3.40
1.63
1.82
1.54
2.00
1.00
0.47
1.82
0.51
0.90
0.75
0.96
0.46
0.55
0.76
0.49
5.80
4.77
A
B

Appendix 3



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

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

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

Environmental Nuisance

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

Protection from Environmental Nuisance

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

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

Flooding

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

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 WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

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.



WOKINGHAM UNITARY

Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis

October 2001

RECOMMENDATION

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

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

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

OBJECTION ISSUES

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

CONCLUSIONS

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

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

RECOMMENDATION

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

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

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

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

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

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

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

POLICY WBE2

REPRESENTATIONS

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

OBJECTION ISSUES

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

CONCLUSIONS

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

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

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

OBJECTION ISSUES

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

Appendix 5

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778775

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 6

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

APPEAL REF: APP/X0360/A/02/1090869
APPLICATION NUMBER: F2001/5513
SITE ADDRESS: 9 Staverton Close, Wokingham.

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) 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 a habitable space

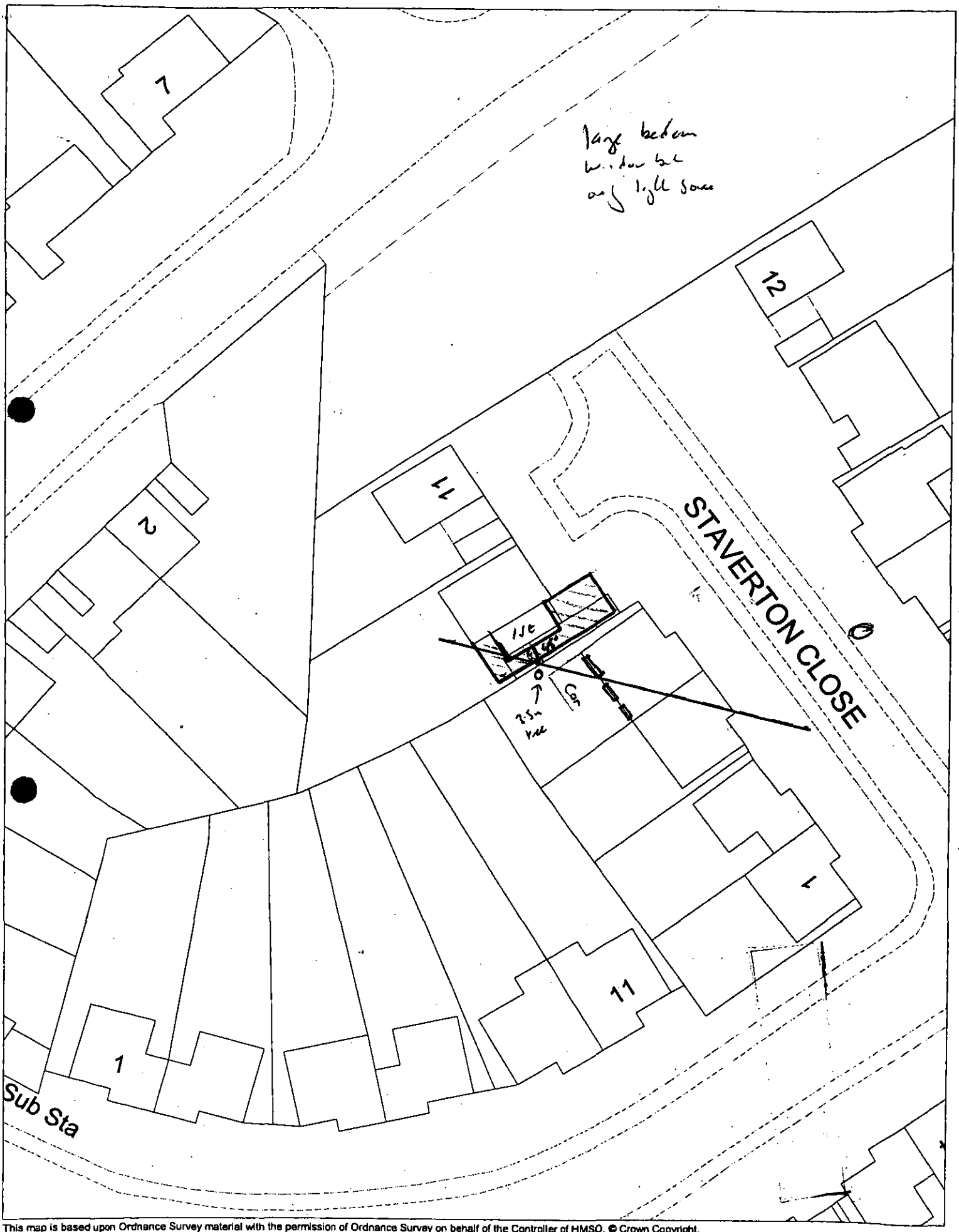
Reasons

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 site on the site and reduce the likelihood of roadside parking.

Appendix 7



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.

1 February 2002

Scale: 1 : 500

N W E S

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1090869 **GRID REF:** _____

APPEAL BY: MR G DURHAM

SITE: 9 STANGTON CLOSE, WOKINGHAM

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

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

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

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building? 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:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;		✓
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	30/07/02	
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	5	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 24/06/02 OUR Ref: F/2001/5513

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

3/03 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

63123
DG
12 NOV 2002
ACK
FILE

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

Your Ref: F/2001/5513

Our Ref: APP/X0360/A/02/1090869

Date: 11 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKSHIRE, RG40 1RR

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

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

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

Phone No. 0117 372 8252

Fax No. 0117 372 8139

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

Yours faithfully

KF
Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: July 26, 2002
My ref: F/2001/5513
Your ref: APP/X0360/A/02/1090869

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 Durham
SITE: 9 Staverton Close, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 24, 2002
My ref: F/2001/5513
Your ref: APP/X0360/A/02/1090869

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 Durham
SITE: 9 Staverton Close, Wokingham

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 24, 2002
My ref: F/2001/5513
Your ref:

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

Mr G E Durham
9 Staverton Close
Wokingham
RG40 1RR

Dear Sir

APPEAL BY: **Yourself**
SITE: **9 Staverton Close**

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

1371-6079

PLANNING SERVICES | HPT 57648
POL | TLS
DC DG | ENF
APP | Fax No
CS
19 JUN 2002 GTN
COPIES TO | ACK:
FILE:

PT H

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

Your Ref: F/2001/5513

Our Ref: APP/X0360/A/02/1090869

Date: 18 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKSHIRE, RG40 1RR

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

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

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

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

Within 2 weeks from the starting date -

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

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

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

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

Site visit arrangements

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

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

Mrs M Pocock

102(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

56866

PLANNING SERVICES
D9
27 MAY 2002

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

Your Ref:

Our Ref: APP/X0360/A/02/1090869

Date: 24 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G E DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKS

I have attached a copy of the letter sent to the appellant.

Yours faithfully

pp Mrs Margaret 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 G E Durham
9 Staverton Close
Wokingham
Berks

Your Ref:

Our Ref: APP/X0360/A/02/1090869

Date: 24 May 2002

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G E DURHAM
SITE AT 9 STAVERTON CLOSE, WOKINGHAM, BERKS

Thank you for sending us the above appeal.

I have checked the appeal documents but you have not included those on the attached checklist [201A]. Please send one copy of these to me at the above address and one copy to the local planning authority (LPA), as soon as possible. If you do not have them, you may be able to obtain copies from the LPA.

Please remember that there is a 6 month deadline for the submission of all your outstanding appeal documents. This deadline runs from the date of the LPA's refusal notice or, if your appeal is against the LPA's failure to make a decision, from the end of the 8 week period (or such longer period you have formally agreed) which the LPA had to determine the application. **If we have not received all your appeal documents by the 6 month deadline, we will not be able to proceed and your appeal** will be turned away.

If you have any queries about this letter, please phone or write to me.

Yours faithfully

Mrs Margaret Pocock

213(BPR)

The Planning Inspectorate

Remember we must receive these outstanding documents before the deadline for submitting appeals expires.

You need to send:

- A copy of the original application for planning permission signed and dated 17 December 2001.
- A copy of the site ownership certificate sent with the planning application.

I have returned the copy of the application for planning permission you submitted.

Please give our reference number when you reply.

APP/X0360/A/02/1090869
The Planning Inspectorate
Temple Quay House
2 The square
3/03 Kite Wing
Temple Quay
Bristol
BS1 6PN

201A(BPR)

Grounds of Appeal

I am appealing against the decision of Wokingham District council to refuse permission for a proposed two storey side extension at 9 Staverton Close, Wokingham. The formal notification of Refusal was dated 1st February 2002.

This was my third application in respect of the proposal, previous refusals, being in 1999 and again on 25th July 2001.

Both revised proposals were submitted incorporating suggestions from the planning offices at Wokingham District Council.

With regard to the most recent application, I visited the council offices and spoke to one of there planning officers who suggested that if I reduced the top floor to 3mts x 6mts, my application would meet with the councils approval. A copy of a letter dated 19th February 2001 from the council, is also enclosed with the appeal papers. The suggested amendments detailed in this were also incorporated in full in the revised proposal.

Despite following the suggestions of the Planning Officers on both occasions my proposal was again refused

You will note from the notification of refusal that the principle reason for refusing the application was that the proposed extension would, by reason of its bulk, massing and location have a domineering, overbearing and detrimental impact upon the adjacent occupiers

In an endeavour to try and understand where the problem lay, I also sought the advice and opinion of a local councillor on the planning committee (Mrs Robertson). She came to my house and surveyed the existing garage and carport and examined the plans. Bearing in mind the direction in which the sun falls on this side of the close she was at a loss to understand why this would be so detrimental to our neighbours. She also expressed surprise that my application had only ever been seen at local level and had never made it to committee.

The decision to refuse the application was made despite the planning officers suggestions having been incorporated into the revised proposals, while in addition the revised proposals were not dissimilar from other extensions in the immediate locality, which have been approved by the local planning authority. In particular extensions at No 1, No 18 and

No58 Proctor Road, Wokingham have recently been approved and the work undertaken.

In Staverton Close there have been a number of cases where additional bedrooms have been added and where there have been no difficulties in securing the necessary planning consents.

In the light of all the above circumstances, I am at a loss to understand why the necessary consent has been withheld in my case and wish to appeal against the decision of the LPA notified on 1st February 2002.

I should add in addition to this that I already have permission for a single storey extension, but would prefer to build a second floor as well, as this better suits my needs.

Yours sincerely,

G.E.Durham

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

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

2. HEARING ☐

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

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

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

3. INQUIRY ☐

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

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

H. GROUNDS OF APPEAL

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

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

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

Please continue on a separate sheet if necessary.

H. GROUNDS OF APPEAL (continued)

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

HP. 56465

The Planning Inspectorate

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

For official use only
Date received

PLANNING SERVICES | HPT
DC DG | TLS
APP | ENF

16 MAY 2002

COPIES TO | ACK: | FILE:

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

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

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

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

A. APPELLANT DETAILS

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

Name Mr. G. E. Durham

Address 9 STAVERTON CLOSE
WOKINGHAM

Postcode RG40 1RR

Daytime phone no 07776144477

Fax no 01189795407

E-mail address George.durham@NTLWorld.com.

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/2001/5513

Date of the planning application 17/12/2001

Date of LPA's decision notice (if issued) 01/02/2002

D. APPEAL SITE ADDRESS

Address 9 STANERTON CLOSE

WOKINGHAM

BERKSHIRE

Postcode RG40 1RR.

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

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only*

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

or

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

J. ESSENTIAL SUPPORTING DOCUMENTS

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

✔

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

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

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

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

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

K. PLEASE SIGN BELOW

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

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

Signature _____ (on behalf of) _____

Name (in capitals) G. E. DURHAM. Date 14th May 2002.

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

NOW SEND:

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

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

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

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

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

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

Published by the Planning Inspectorate March 2001

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