APPLICATION NO:
**F/2000/1475**

LOCATION:
**Farm House Charvil Lane, Sonning Reading.**

APPLICANT:
**Mr & Mrs K Dry C/O Russell CPM**

PROPOSAL:
**Proposed first floor side extension to dwelling.**

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr & Mrs K Dry**
**C/O Russell CPM**
**Unit 3 Paddocks Yard**
**Pearson Road**
**Sonning**
**Berkshire**
**RG4 6UH**

**Application Number: F/2000/1475**

**Parish:** **SONNING**

**Location:** **Farm House, Charvil Lane, Sonning, Reading.**

**Proposal:** **Proposed first floor 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Reason**

1. The proposal by virtue of its scale and form and together with existing extensions to the dwelling will cumulatively result in a detrimental impact on the character and appearance of the area. The proposal is therefore contrary to Loddon Area Local Plan Policies LC1 and LC19 and Wokingham District Local Plan Policies WCC2 and WCC7.

John Mitchell
Development Control Manager
Date: 01/08/2000

**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.**

PLANNING SERVICES 34135
POL JM
CS
12 SEP 2000
COPIES TO: ACK:
FILE:

Farmhouse
Charvil Lane
Sonning
Berks
RG4 6 TH

Enviromental Services Dept
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

10th September 2000

For the attention of Joss Miller

Dear Ms. Miller,

Ref – Full plans Application number FP –2000- 1475- Planning permission application for Farmhouse Charvil Lane Sonning – First Floor bathroom

We spoke last week regarding the decision by your former colleague to reject our application for this planning permission on the basis of the extensions to the property that have already been passed.

I am writing to formerly query this decision, and to confirm that if you consider that some of the details of our proposal need to be changed these comments would be appreciated. You specifically mentioned the flat roof, which we would agree to alter to a pitched roof.

Essentially our information is that the reason for rejection is that we are over expanding the house. If you however disregard the volume given over to the garages that were built,( this was before we lived here but we understand that this block replaced out buildings that were already here) , then the amount of increase to the actual house is not close to the 50% "rule of thumb" you advised me of over the phone.

Even if the volume given over to the garages is included the amount of volume we are actually adding is only the space created with the "dormy" window we are proposing to add. Given most of the volume for the bathroom is coming from within the roof space the actual amount of volume added is not significant given the size of the house itself. I would add that when the house built it was designed with two small rooms up stairs one for the toilet and another for the bath. We see the installation of a more modern type of bathroom is not unreasonable and we are trying to make the most effective use of space whilst not altering fundamentally the character of the house.

We would welcome your visit to the site to assess for yourself the validity of our claim and to reassure yourself that it is not our intention to over develop the site.

Yours truly,

Mr Kevin Dry

Tel. 0118 974 6463 (Direct Line)

Date. 29 September, 2000

My ref. JM/NL/F/2000/1475

Your ref.

Mr K Dry
Farmhouse
Charvil Lane
Sonning
Berkshire
RG4 6TH


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Dry,

**RE: PROPOSED DORMER WINDOW AT FARMHOUSE, CHARVIL LANE, SONNING (F/2000/1475)**

Thankyou for your letter which was received on 12 September 2000.

I can inform you that a dormer window of approximately 2.5 metres width, a depth of not more than 2.0 metres, and with a pitched roof hipped on all sides may be considered acceptable in principle. The dormer should be of a more modest size and in proportion with the existing roof. However, before you submit a full application I would strongly advise that you submit a sketch for our comments in order to avoid further disappointment.

I hope this information is of use to you, however, the advice given is without prejudice to the determination of any application. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

**Lynette Baker**

**From:** Nigel Rose [Nigel.Rose@ukgateway.net]
**Sent:** 15 June 2000 13:12
**To:** Lynette Baker; Joss Miller
**Cc:** John R Mitchell
**Subject:** Planning Applications in Sonning

Lynette, Joss

I seem to have mislaid the listing forms for some new applications in Sonning. I should be pleased if you would action listing if you are minded to approve, as set out below, instead of working off the forms:

Charfield Cottage, Charvil Lane:

Over development of the site, massing, appearance from the A4 across green gap (PS have you managed to obtain the computer photo from A4?)

21a Old Bath Road:

too large an extension for the site; already a large modern house on "spare" plot - enough is enough

Farmhouse, Charvil Lane:

form faxed back to Lynette:- over-development of dwelling in green gap, that has already been extended; overlooking of Thames and appearance therefrom; protection policies for river side area (see also SPC comments).

University Farm applications (including Littlecourt House):

these should all be listed as need to be considered as a whole group in a holistic way; object to the new house on the tennis courts; if barn conversions go ahead, need to have new footpath etc alongside in conjunction with changes to traffic calming gateway, etc (I presume it will be necessary to have revised plans to delete new house and retain conversions).

Please come back to me if you have any queries.

Thanks,
Kind regards,

Nigel Rose

PS Any news about the retrospective application re taxis at Meade Park? John and I went there yesterday afternoon during our "tour" - I could not see any taxis but the place is an absolute eyesore of a scrap yard. It needs some "consideration"!

*The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.*

*Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.*

*Please delete this e-mail if it is not intended for you.*

+44 118 969 3195

| PLANNING SERVICES | RPT |
|---|---|
| POL | LS |
| DC LRB | |
| APP | |
| CS | |
| 16 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

Tel: (0118) 974 6447

Date: **23 May 2000**

My ref: F/2000/1475

**CONFIDENTIAL**

30674

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

LYNETTE BAKER

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

Dear Councillor

**Application Number: F/2000/1475**
**Farm House, Charvil Lane, Sonning, Reading.**
**Proposed first floor side extension to dwelling.**

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

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447.**

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Lynette Baker** Application Number: **F/2000/1475**
**Farm House, Charvil Lane, Sonning, Reading.**
**Proposed first floor side extension to dwelling.**
I wish this application to be listed should the officers recommendation be for APPROVAL
and my reason(s) are over development of dwelling as it has already been extended, in green gap overlooking River Thames etc

Signed: _____ Date: 15/6/00
Councillor Rose

15/06/2000 10:32 +44 118 969 3195

=== COVER PAGE ===

TO: _____

FAX: 9746484

FROM: N D ROSE, SONNING,UK

FAX: +44-118-969-3195

TEL: 0118-969-3195

COMMENT: PLEASE TELEPHONE IF NOT OK

Tel. 0118 974 6463 (Direct Line)

Date. 12 January, 2001

My ref. JM/JM/F/2000/1475

Your ref.

Mr K Dry
Farmhouse
Charvil Lane
Sonning
Berkshire
RG4 6TH


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Dry,

**RE: PROPOSED DORMER WINDOW AT FARMHOUSE, CHARVIL LANE, SONNING. (F/2000/1475)**

Thankyou for your letter which was received on 3 January 2001.

I have written two letters (one to yourself dated 29 September 2000 and one to your agent, Mr Russell, dated 15 December 2000) since your first telephone enquiry following the refusal of your application, copies of which are enclosed.

You are welcome to visit the Council offices to discuss your application further, however, the advice given in the previous letters still stands. Should you wish to speak to the case officer, Joss Miller, she is generally on duty on Friday mornings (between 8.30 am and 1.00 pm) and she would be happy to help with any further questions you may have regarding this application.

However, it would appear that you are not satisfied with the decision issued on 1 August 2000, therefore, I would remind you that, should you wish to appeal this decision, you must do so promptly as this process must be undertaken within six months of the date on the decision notice.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Enclosure: Copy of previous letters and responses following refusal of application F/2000/1475 dated 29 September 2000 and 15 December 2000 respectively.

| PLANNING SERVICES | HP1 38241 |
|---|---|
| POL | LS |
| DC | LF |
| APP | |
| CS | |
| 03 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

JM
Reply Req

Farmhouse
Charvil Lane
Sonning
Berks
RG4 6TH

01-01-2001

Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

For the attention John Mitchell.

Ref –Joss Miller F/2000/2999

Dear Sirs,

I have had your letter dated 20/12/2000 addressed to the former occupier of this property which has been returned to me. Please could you amend your records to show the correct name for the address. I have noted the details of the letter and we will consider the details on the above application from here.

Whilst writing I would like to follow up on the application that I have currently with your department – F/2000/1475. This matter was followed up by Graham Russell on my behalf and I remain anxious to resolve the details still outstanding on the application as I do believe there has been some misunderstandings here. Given the time this has now been running I would suggest that if you could let us have some dates convenient with your department to meet on site and consider all the details. old and new, I am confident we could close matters down promptly from there.

Your response on this would be greatly appreciated.

Yours truly,

Mr K.C. Dry

→ Refused 1/8/2000 ? !

① Letter Sent (Ref 34135)
to JM 12/9/00 (no reply req)

② Letter Sent (Ref 37582)
to JM Rply Req

Tel. 0118 974 6463 (Direct Line)

Date. 15 December, 2000

My ref. JM/JM/F/2000/1475

Your ref.

Mr G Russell
Unit 3
Paddicks Yard
Pearson Road
Sonning
Berkshire
RG4 6UH


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Russell,

**RE: PROPOSED FIRST FLOOR EXTENSION AT FARM HOUSE, CHARVIL LANE, SONNING (F/2000/1475)**

Thankyou for your letter which was received on 11 December 2000.

I can inform you that the decision notice states, 'The proposal, *by virtue of its scale and form* and together with existing extensions to the dwelling will *cumulatively result in a detrimental impact on the character and appearance of the area*.'

At our meeting on 13 October 2000, I explained that a smaller dormer window with a hipped pitched roof would be more acceptable in this case, as this type of design would be more appropriate and in character with both the original building and surrounding area.

If you disagree with the Council's decision it is your right to appeal, however, please note that this process must be undertaken within six months of the date on the decision notice, which is 1 August 2000.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any future applications. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

PLANNING SERVICES | HPT 37582
POL | TLS
DC JM | E.F
APP
CS
COPIES TO:

# RUSSELL

Construction ∘ & ∘ Project ∘ Management

Reply Req

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

8th December 2000

For the attention of Joss Miller

Dear Sirs

Ref: **Proposed First Floor Extension - Farm House, Charvil Lane, Sonning on Thames - Application No : F/2000/1475**

I refer to our meeting in your offices on 13th October 2000.

At that meeting you said that you were unable to approve the original application because the house had already been extended by about 50% and that this was considered to be its upper limit. This was also the reason for the refusal given to Mr Dry the owner of Farm House.

I have since measured all of the extensions and alterations to this house and also the buildings demolished to make way for these new works. This refers particularly to the replacement double garage and garden room where the existing outbuildings and double garage totalled about 52m2.

There is a net increase in internal floor area of all building of 44.7m2 which when set against the original house and garage and outbuildings shows a net increase of about 18% not 50%.

Is it possible to reconsider the application in the light of these figures

Yours faithfully
Graham Russell

*copy to Mr & Mrs K Dry*

Unit 3, Paddicks Yard, Pearson Road, Sonning on Thames, Berks, RG4 6UH
Tel: 0118 969 3348 Fax: 0118 969 4933

G•J•RUSSELL•ARICS

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

Tel: (0118) 974 6447

Date: **23 May 2000**

My ref: F/2000/1475

**CONFIDENTIAL**

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX


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


Dear Councillor

**Application Number: F/2000/1475**
**Farm House, Charvil Lane, Sonning, Reading.**
**Proposed first floor side extension to dwelling.**

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

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Lynette Baker** Application Number: **F/2000/1475**
**Farm House, Charvil Lane, Sonning, Reading.**
**Proposed first floor side extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

PLANNING SERVICES | HPT
POL | LLS
DC LEB
APP
CS
16 JUN 2000
COPIES TO: | ACK:
FILE:

file

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1475

Officer LYNETTE BAKER

Parish SONNING.

Proposal FIRST FLOOR SIDE EXTENSION TO DWELLING.

Address FARM HOUSE CHARVIL LANE

Applicant MR & MRS K DRY C/O RUSSELL CPM

---

The Parish Council has the following comments.

1. This property was originally built as a simple farmhouse for the University Farm and as such was exempt from the normal planning process.

2. There is no doubt that permission to build on this site would not have been granted for a non-farm domestic dwelling.

3. Since the property was sold for residential use it has been subject to a series of successful planning applications, which have changed it from a simple farm dwelling to a substantial house. The Parish Council feels quite strongly that, had the property remained as a farm dwelling, its original character would have been maintained.

4. The property is set in a prominent position and further development will have a detrimental impact on the surrounding, mainly rural, area.

5. It is understood that there are guidelines restricting the total area that a dwelling may be successfully extended from its original volume. The Council believes, quite strongly, that this further proposal will take the Farmhouse well outside these guidelines and may set a precedent for other buildings in the community. It also represents over development.

6. Further the proposed dormer is overly large and heavy presenting unsympathetic elevations when viewed from the east and south.

7. For the above reasons the Parish Council urges WDC to refuse this application

L. A. Bates (Clerk to the Council). 15 June 2000

REFUSED. final 100

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1475 | LEB |
| BUILDING CONTROL NUMBER. | FP 2000/0628 | Nick |
| ~~APPLICANT~~/AGENT | Russell CPM. | |
| ADDRESS OF SITE | Farm House, Charil Lane Sonning. | |
| DESCRIPTION OF PROPOSED WORK | (dormer ext) first floor side (roof) ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | | |
| FLOOR PLANS | | |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | 1/8/00. | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 8/8/00. | |

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

# RUSSELL

Construction ∘ & ∘ Project ∘ Management

| | |
|---|---|
| PL | 30408 |
| PCL | ELS |
| DC | ENF |
| APP | |
| CS | LEB |
| 09 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

7th ~~5th~~ June 2000

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

Carol – please can you do the honours? Ta, Nettie

Dear Sirs

Ref: **Proposed First Floor Extension**
**Farm House, Charvil Lane, Sonning on Thames**
**Application No : F/2000/1475**

Thank you for your letter and enclosures of 23.5.2000.

I enclose as requested six copies of drawing No FH/ES/05 showing the rear (north) elevation. I also return herewith your pre-printed notice confirming that your red planning notice is now on display.

Yours faithfully

Graham Russell

copy to Mr & Mrs K Dry with drawing

Unit 3, Paddocks Yard, Pearson Road, Sonning on Thames, Berks, RG4 6UH
Tel: 0118 969 3348 Fax: 0118 969 4933

G•J•RUSSELL•ARICS

**Received by Wokingham District Council**

# Application No: F/2000/1475

**Proposal:**
Proposed first floor side extension to dwelling.

**Location:**
Farm House, Charvil Lane, Sonning, Reading.

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

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

***23 May 2000***

- 9/inc overhang
- appearance.
- visib from Milestone Ave/ River

**WORK SHEET FOR :** Lynette Baker

**Application Number :** F/2000/1475

**Applicant :** Mr & Mrs K Dry C/O Russell CPM.

**Location :** Farm House, Charvil Lane, Sonning, Reading.
**Proposal :** Proposed first floor side extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 21/6. |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 10/05/2000**

**Earliest Date for Decision : 17/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 17/06/2000**

**Application Expiry Date: 05/07/2000**

**Consultation Responses :** SPC: Lost its original char of farmhouse, prominent, cumulative impact, donor. = very lge. - Objects.

**Planning Issues :** Impact on character of area (gap)
LALP: LC1, LC19 (exts to dwgs)

**Application Number: F/2000/1475**

**Appraisal :**

Original farmhouse much changed due to alterations & extensions in '85, 91 & '93, including garden room/workshop/covered way.

Farmhouse is isolated - stands above the road visible in long distance views from NW + NE.

Proposal is for a large flat roofed dormer. Flat roofed dormers not acceptable in ~~this~~ location & visible from the public realm.

Together with its location in an area of separation of settlements, where Local Plan 3 restricted lay policy & given the cumulative impact of previous extensions consider that the proposal is detrimental to the character of the area & ∴ unacceptable

**Recomendation : Approval:** ☐ **Refusal:** ☑

(tick appropriate box)

**Application Number F/2000/1475**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | | | The proposal by virtue of its scale & form, and together with existing extensions to the dwelling will cumulatively result in a detrimental impact on the character and appearance of the area. The proposal is therefore contrary to Loddon Area LP policies LC1 + LC19, + WDOLP policies WRC2 + WRC7 |

John Mulvein
1/8/00

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: Farm House Charvil Lane Sonning Reading.<br><br>APPLICATION NUMBER: F/2000/1475 | OFFICER: Lynette Baker<br><br>DATE OF SITE VISIT: 21/6 |

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Isolated 1920s lge det. hrs in rural area.

3. DESCRIPTION OF SITE/BUILDING Red brick / tile leaded lights attractive set on higher ground

4. RELATIONSHIP TO ADJOINING PROPERTIES None

5. SITE CONSTRAINTS

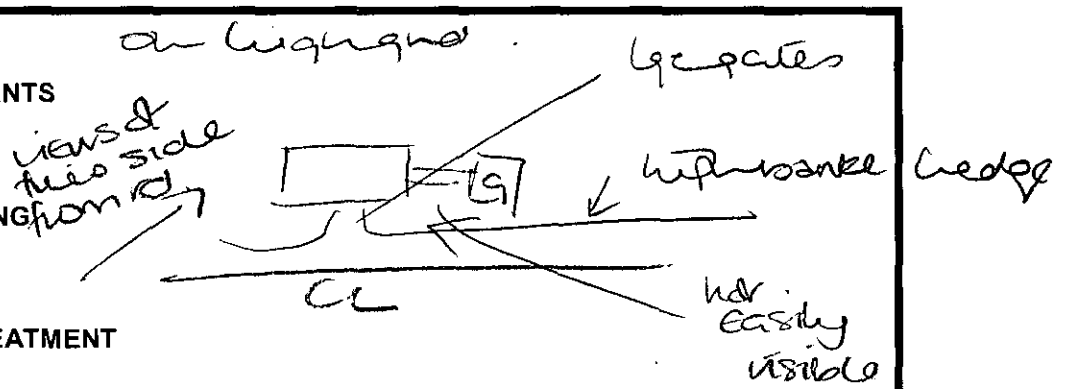
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 MAY 2000

Officer: LEB | Application No. F/2000/1475

Map No. 32 Site 0:25

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: FARM HOUSE CHARVIL LANE

Parish: SONNING Ward: Sonning
23.5.2000

Applicant: MR/MRS DRY

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | other side elevation. | | |
| 6 | Floor plans | | | |
| (7) | Metric scale disclaimer | Not metric scale on plan | 1:50 + | 1:25 ? |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 23.5.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

*Archaelogical site

.....

no pre-apps

**NEIGHBOURS:** S/N: 4 University Farm Cottages, Long Garth, Chadfield Cottage } Charvil Lane

10 MAY 2000 1475

# RUSSELL

Construction ◦ & ◦ Project ◦ Management

25th April 2000

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Ref: **Proposed First Floor Extension**
**Farm House, Charvil Lane, Sonning on Thames**

Please find enclosed the following:-

- 6 Copies of WDC Householders Planning Application Form
- 6 Copies of drawings FH/ES/01,02,03 &04
- Cheque for £95.00 in respect of the fee due

Yours faithfully

Graham Russell

copy to Mr & Mrs K Dry

Unit 3, Paddocks Yard, Pearson Road, Sonning on Thames, Berks, RG4 6UH
Tel: 0118 969 3348 Fax: 0118 969 4933

**G•J•RUSSELL•ARICS**

① ADDRESS NOW SONNING FARM UNIVERSITY FARM, CHARVIL LANE. PARISH Sonning

PLOT No. INCLUDING 'LITTLE COURT' ORD. SHEET No.

BUILDER LITTLE COURT = LISTED BUILDING

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06118 | UNIVERSITY OF READING | UNDERGROUND CHAMBER/HUT OVER - RENEWAL TIME LIMIT | 14.4.77 | N/A T.P. 31.12.81 |
| BR 7720 | " | P.C. PORTAL FRAMES ETC. | 10.1.78 | APP. N/A |
| 113/71 | | | | |
| BR 9854 09711 } SEE LITTLE COURT | " | EXT. TO STORE AT 'LITTLE COURT' | 6.12.78 | APP. C/A N/A |
| 217/71 | U. of Reading | Ext. Sunny Farm | 18.3.71 | N/A P.D. |
| 634/72 | Dept. of Agriculture | Alter. Laboratory | 11.5.72 | App C/A |
| 372/73 | U. of Reading | 4 Private Garages | 22.3.73 | — C/A |
| 837/73 | " " | Dutch barn + lean-to | 5.7.73 | — C/A |
| BR 2060 | " " | 2 BULL BOXES | 19.2.75 | |
| 02117 | " " | " " | 20.3.75 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② ADDRESS UNIVERSITY FARM (House) NOW SONNING FARM CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 15026 → | Mr Rado. | Change of use part of dwelling as restaurant | 12.3.81 | MA Ref |
| B 25134 | MR & MRS J. BOWMAN | ALT & EXT | 9.8.85 | APP N/A |
| 27980 | UNIV. OF READING | CUBICLE HOUSE FOR COWS | 5.8.87 | C/A |
| BRA 10813 | MR & MRS J. BOWMAN | F/ST. EXT. AT THE FARMHOUSE | 11.10.91 | APP |
| 39336 } APPEAL | UNIV. OF READING O/L | 15 DWELLINGS | 1.7.92 | Ref |
| 39337 } | " O/L | 4 " | 1.7.92 | Ref |
| 41114 - | MR & MRS J. BOWMAN FARMHOUSE | GARDEN ROOM/WORKSHOP/ COVERED WAY | 23.6.93 | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

41870 - DR & MRS BOWMAN AMEND 41114 - GARDEN ROOM/REPL. GARAGE/ COVERED WALKWAY 26.11.93 C/A

1933

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING GRANT

**ADDRESS** CHARVIL LANE **PARISH** SONNING

**PLOT No.** **ORD. SHEET No.**

**BUILDER**

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| FP/94/2188 | DR. MRS J. BOWMAN | GARAGE & GALLERY ROOM AT FARMHOUSE | 4.4.94 | APP |
| 42412 | UNIV. OF READING FARM | DEM. EX. BUILDINGS & ERT. TO EX. CHARLES HOUSE | 11.4.94 | C/A |
| 42615 | " " | COVERED YARD FOR CATTLE | 10.5.94 | C/A |
| 42733 | " " | SLURRY STORE | 27.5.94 | C/A |
| 44491 | W/DR. | | | |
| 95/60280/F | " | | | |
| 44249 | " | " (42733) | 25.4.95 | C/A |
| 95/60338/F | " | INCREASE HEIGHT | | |
| 98/68541/F | UNIVERSITY OF READING. | CH. USE GRAINSTORE → OFFICE ACCOM. | 24/3/99. | GRANT |
| FP99/8850 | " | " | 20/7/99 | APP |
| | | | | |
| | | | | |

**MINISTRY DECISION**

**SPECIAL ORDERS**

1933

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING COMMON

**ADDRESS** CHARVIL LANE **PARISH** SONNING

**PLOT No.** **ORD. SHEET No.**

**BUILDER**

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| FP/94/2188 | DR & MRS J. BOWMAN | GARAGE & GARDEN ROOM AT FARMHOUSE | 4.4.94 | APP |
| 42412 | UNIV. OF READING FARM | DEM. EX. BUILDINGS & ERT. TO EX. CUBICLE HOUSE | 11.4.94 | CLA |
| 42615 | " " | COVERED YARD FOR CATTLE | 10.5.94 | CLH |
| 42733 | " " | SLURRY STORE | 27.5.94 | CLA |
| 44491 | W/DR. | | | |
| 95/60280/F | " | | | |
| 44249 | " | " (42733) | 25.4.95 | CLA |
| 95/60338/F | " | INCREASE HEIGHT | | |
| 98/68541/F | UNIVERSITY OF READING. | CH. USE GRAINSTORE → OFFICE ACCOM. | 24/3/99. | GRANT |
| FP99/8850 | " | " | 20/7/99 | APP |
| | | | | |
| | | | | |

**MINISTRY DECISION**

**SPECIAL ORDERS**

(1) ADDRESS NOW SONNING FARM UNIVERSITY FARM, CHARVIL LANE. PARISH Sonning

PLOT No. INCLUDING (LITTLE COURT) ORD. SHEET No.

BUILDER LITTLE COURT = MISTED BUNGALOW

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06118 | UNIVERSITY OF READING | UNDERGROUND CHAMBER/MET ARE - RENEWAL TIME LIMIT | 14.4.77 | N/A T.P. 31.12.81 |
| BR 7720 | " | P.C. PORTAL FRAMES ETC. | 10.1.78 | APP. N/A |
| 113/71 | | | | |
| BR 9854 09/71 | SEE LITTLE COURT " | EXT. TO STORE AT LITTLE COURT | 6.12.78 | APP. N/A |
| 217/71 | U. of Reading | Ext. Sunny Farm | 18.3.71 | N/A P.D. |
| 634/72 | Dept. of Agriculture | Rubber Laboratory | 11.5.72 | App C/A |
| 372/73 | U. of Reading | 4 Private Garages | 22.3.73 | — C/A |
| 834/73 | " " | Dutch barn + loan-to | 5.7.73 | — C/A |
| BR 2060 | " " | 2 BULL BOXES | 19.2.75 | |
| 02117 | " " | " " | 20.3.75 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS UNIVERSITY FARM (House) NOW SONNING FARM CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 15026 | Mr Rado. | Change of use part of dwelling as restaurant | 12.3.81 | JMA Ref |
| B.R. 25134 | MR & MRS S. BOWMAN | ALT & EXT | 9.8.85 | APP N/A |
| 27980 | UNIV OF READING | CUBICLE HOUSE FOR CALVES | 5.8.87 | C/A |
| BRA 10813 | MR & MRS S. BOWMAN | S/SI. DET. AT THE FARMHOUSE | 11.10.91 | APP |
| 39336 APPEAL | UNIV. OF READING O/L | 15 DWELLINGS | 1.7.92 | Ref |
| 39337 | " O/L | 4 " | 1.7.92 | Ref |
| 41114 | MR & MRS S. BOWMAN FARMHOUSE | GARDEN ROOM/WORKSHOP/ COVERED WAY | 23.6.93 | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 41870 DR & MRS BOWMAN AMEND 41114 GARDEN ROOM/REPL. GARAGE/ COVERED WALKWAY 16.11.93 C/A

# Environmental Services

For office use only.
Application number:

10.MAY2010* 1475

## Householder planning application form

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

| | | |
|---|---|---|
| 1 | Your name | MR + MRS K - DRY |
| | Address and postcode | FARM HOUSE |
| | | CHARVIL LANE |
| | | SONNING. nr. THAMES |
| | | READING |
| | Phone number | 0118 969 5183 |
| | Agent's Name | RUSSELL CPM. |
| | Address and postcode | UNIT 3. PADDICKS YARD |
| | | PEARSON ROAD |
| | | SONNING. nr. THAMES |
| | | READING RG4 6UH |
| | Phone number | 0118 969 3348 |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | FARM HOUSE<br>CHARVIL LANE<br>SONNING<br>READING. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | FIRST FLOOR ROOF EXTENSION. |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☑ No ☐<br>NONE |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | CLAY TILES TO MATCH EXISTING<br>LEAD FLAT ROOF |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

**Please turn over**

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 4 | Proposed: 4 |
| **10** | Does a public right of way touch the site?<br>If yes, please show the route and any proposed alternative on the plans. | Yes ☑ | No ☐ |
| **11** | Checklist. Please make sure that you enclose the following.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

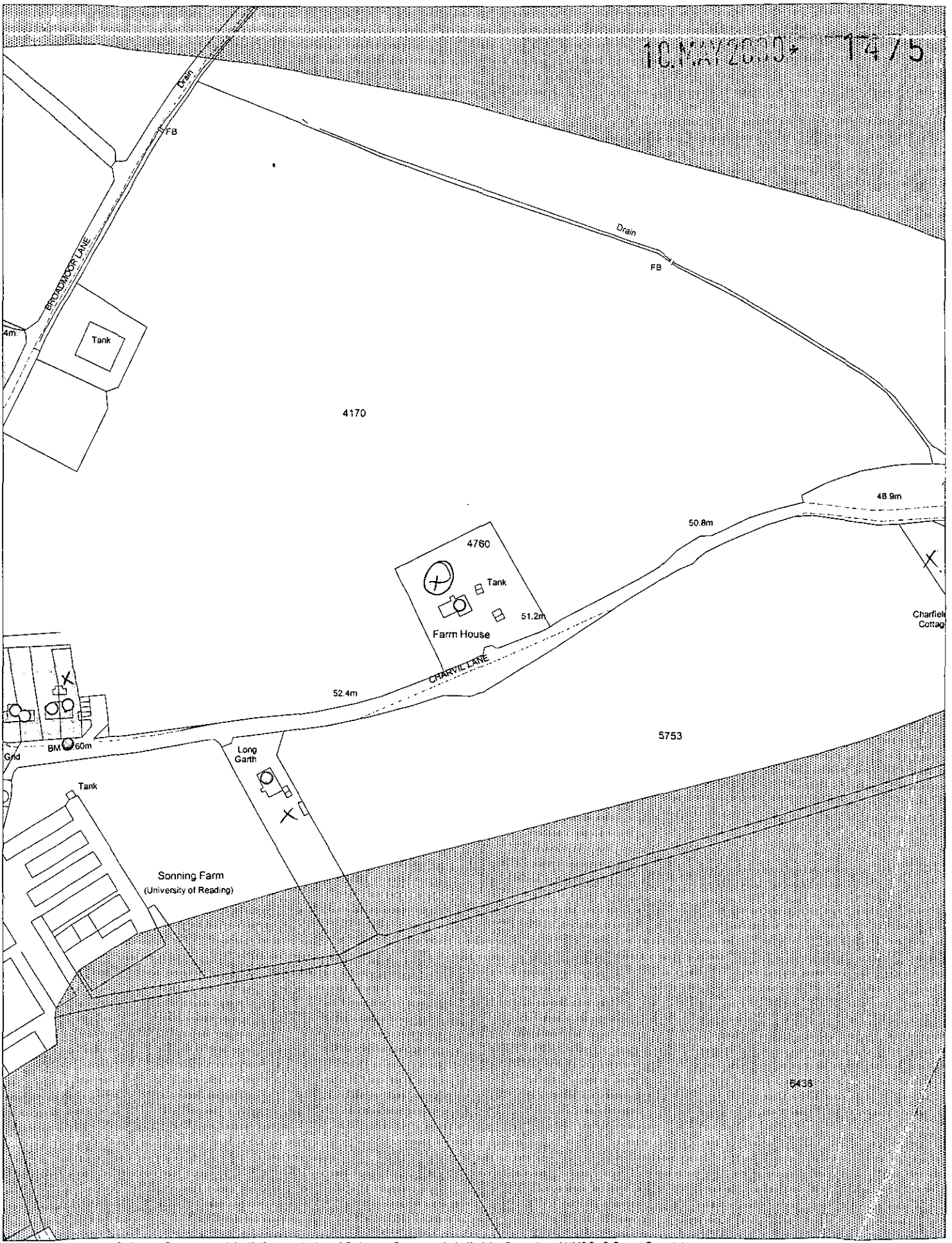
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Russell CPM.

Date 20/4/2000.

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

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Development Control Section, Environmental Services, Wokingham District Council.

18 May 2000

Scale: 1 : 2500

N
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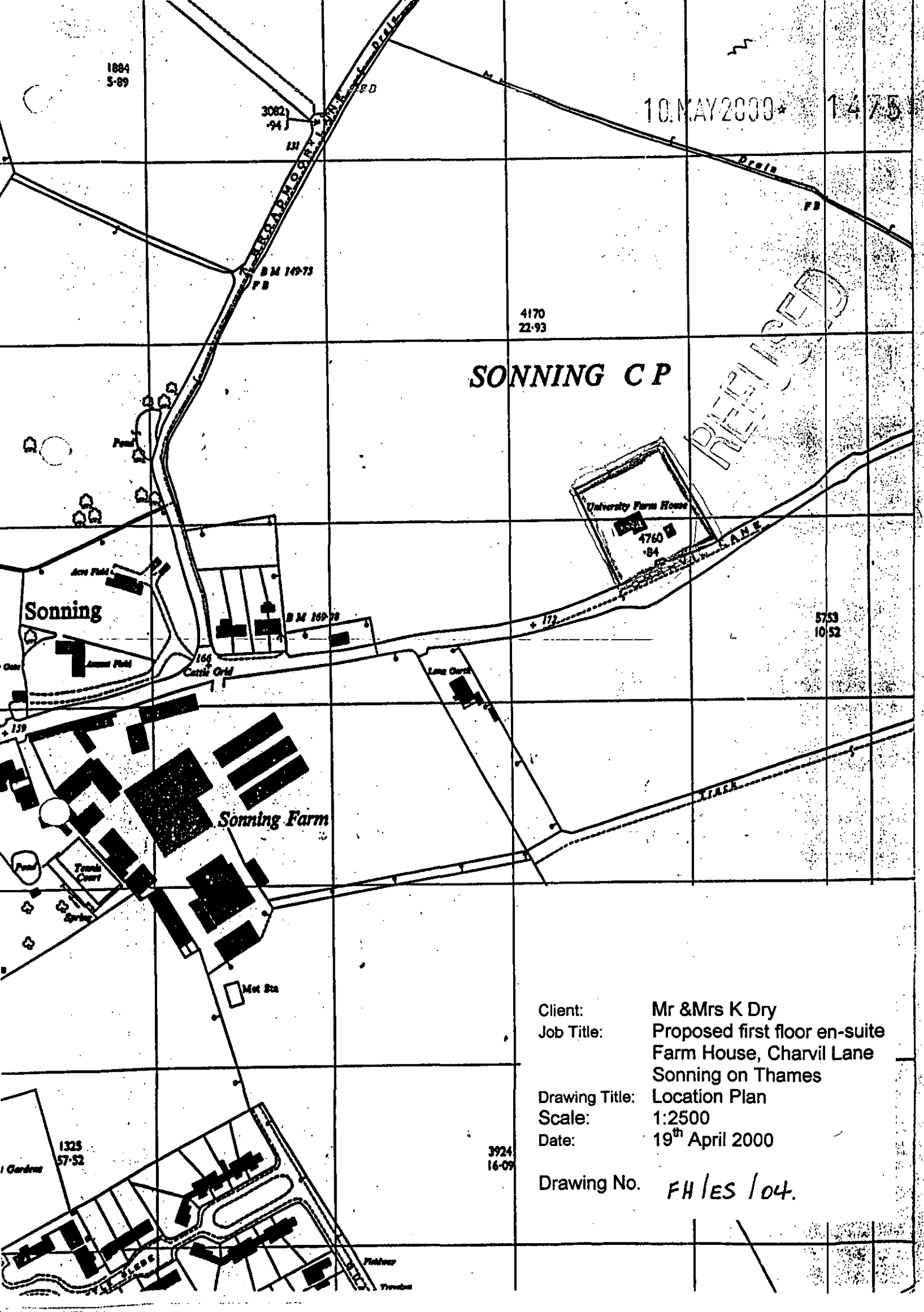
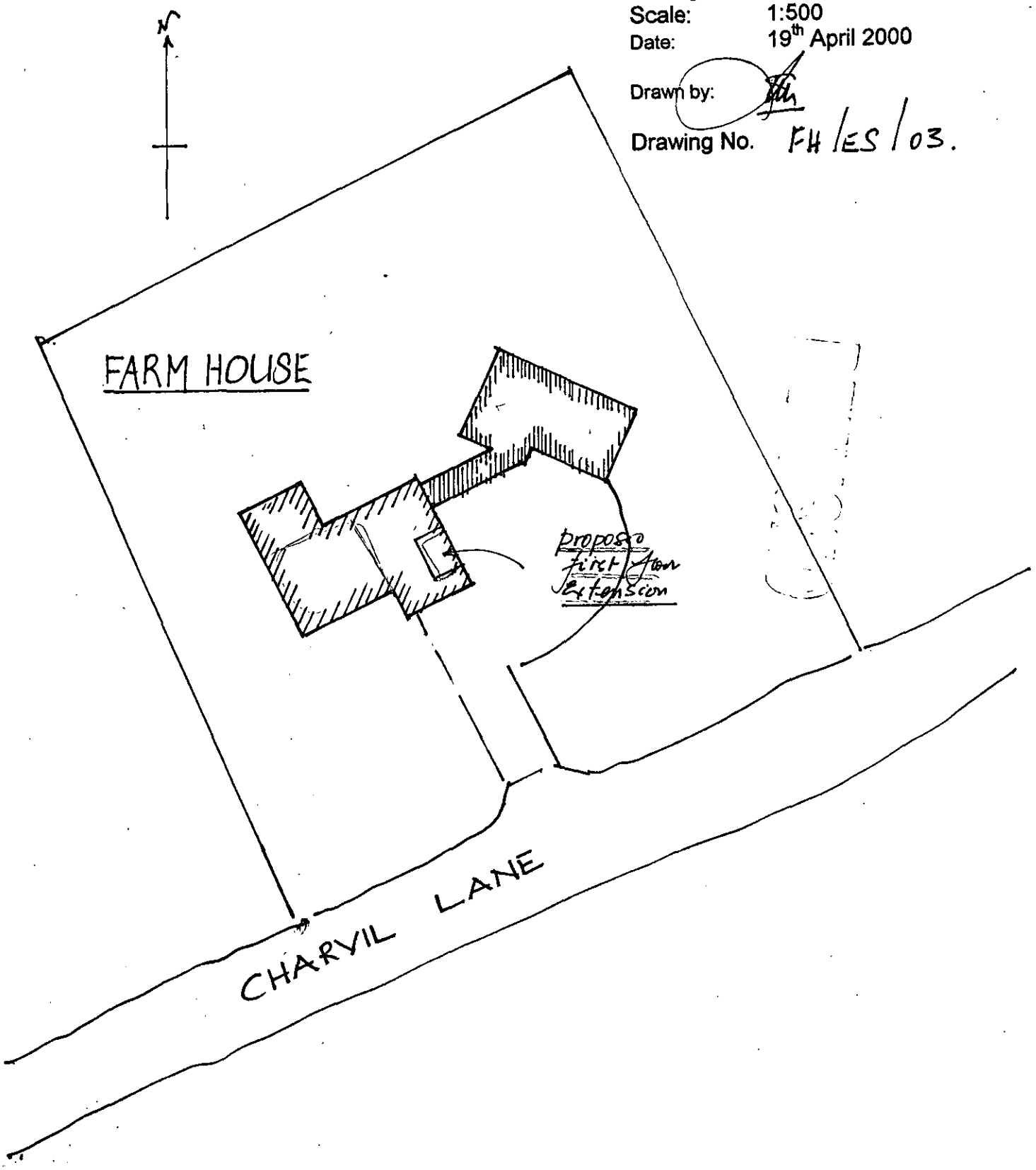
S



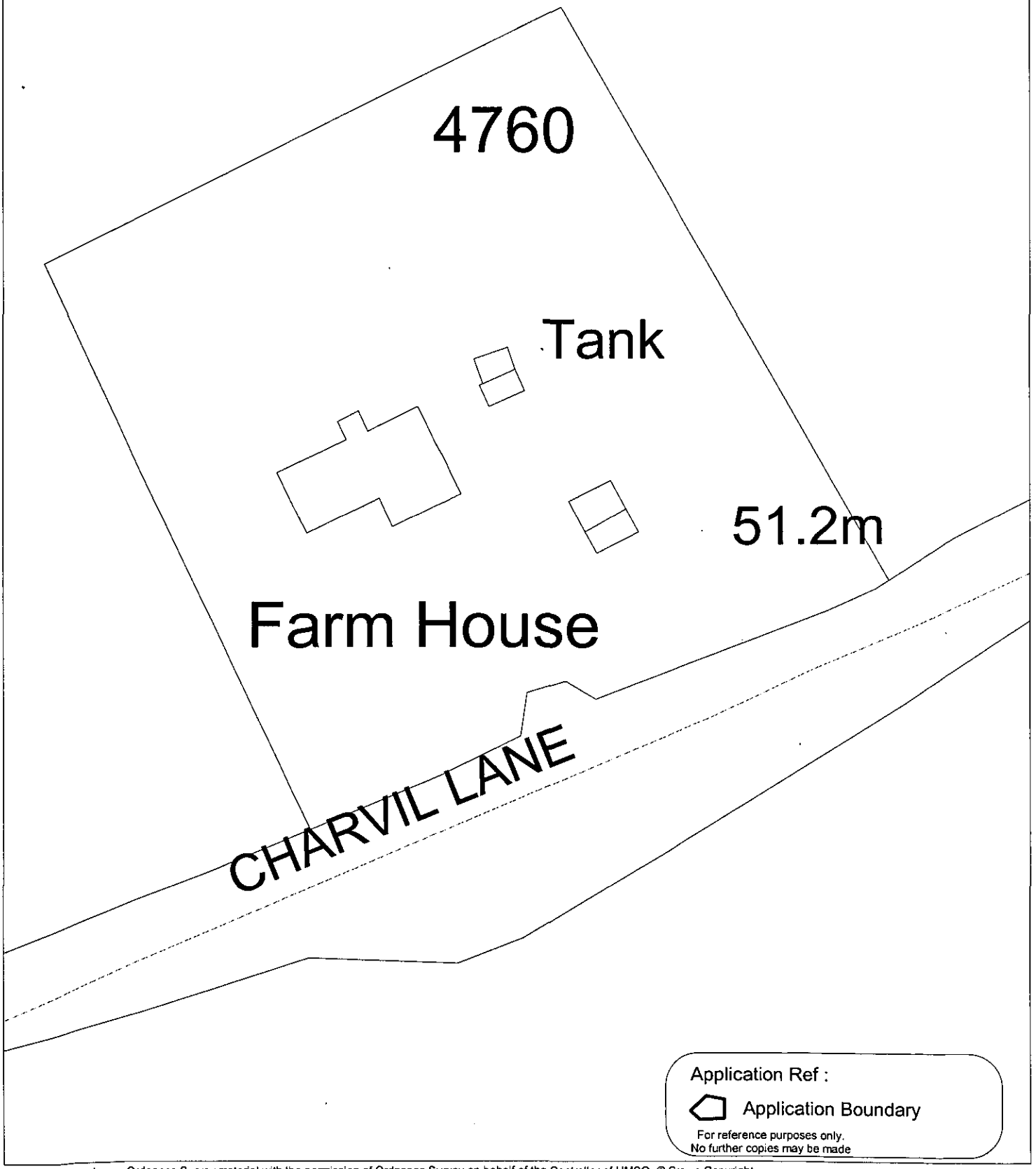

| | |
|---|---|
| Client: | Mr &Mrs K Dry |
| Job Title: | Proposed first floor en-suite<br>Farm House, Charvil Lane<br>Sonning on Thames |
| Drawing Title: | Location Plan |
| Scale: | 1:2500 |
| Date: | 19th April 2000 |
| Drawing No. | FH/ES/04. |

10.MAY2000* 1475

Client: Mr &Mrs K Dry
Job Title: Proposed first floor en-suite
Farm House, Charvil Lane
Sonning on Thames
Drawing Title: Block Plan
Scale: 1:500
Date: 19th April 2000
Drawn by:
Drawing No. FH/ES/03.



# Location of Planning Application




Application Ref :

Application Boundary

For reference purposes only.
No further copies may be made

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Development Control Section, Environmental Services, Wokingham District Council.

25 September 2000

Scale: 1 : 500

N
W E
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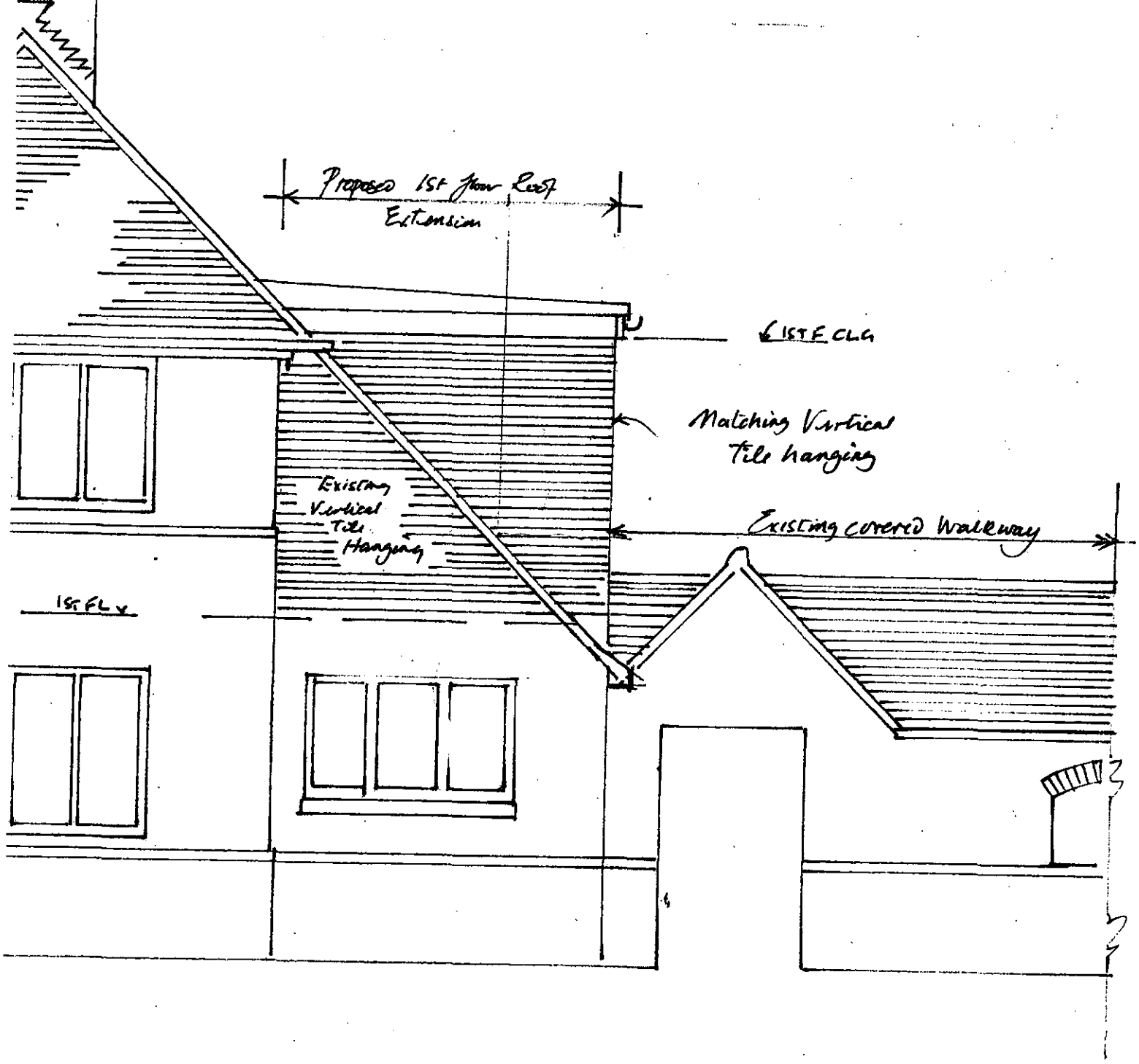
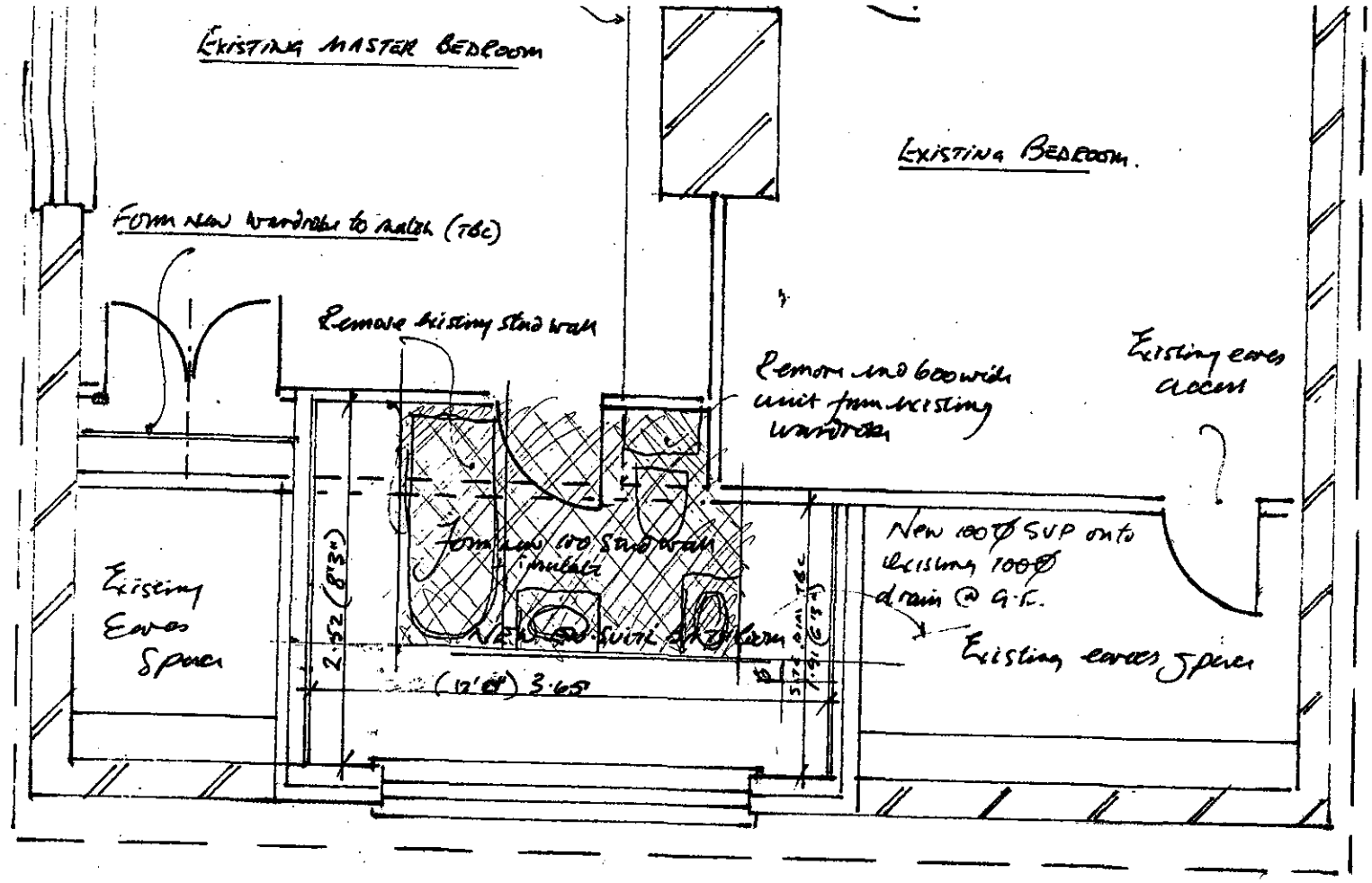
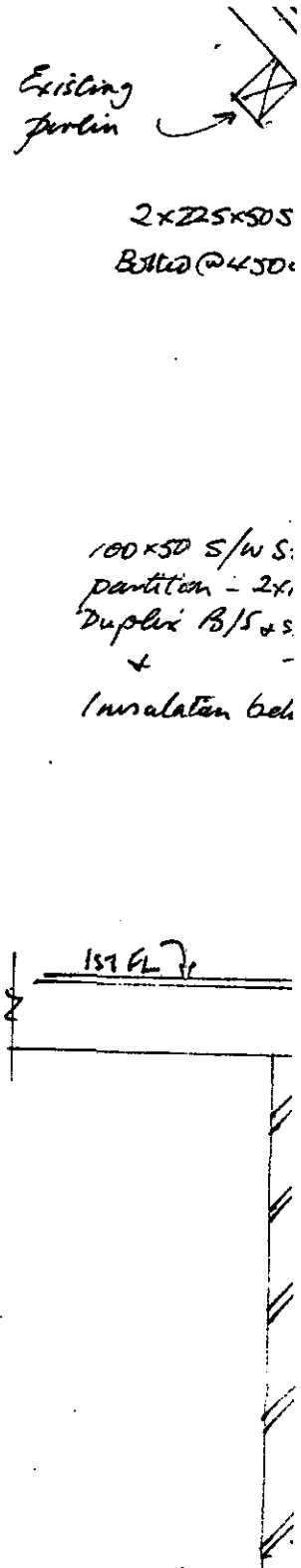

Proposed 1st floor Roof Extension
1ST F CLG
Matching Vertical Tile hanging
Existing Vertical Tile Hanging
Existing covered Walkway
1ST FL




**Plan showing proposed 1st Floor bathroom extension**

(Scale: 1'0" to1/4" - approx 1:50)

SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

YSTEMS LTD

# APPLICATION NO.1475

Name of appellant:
Mr & Mrs K Dry

Site address:
Farm House, Charvil Rd

Proposal:Proposed first floor side extension to dwelling

Case Officer:NL

Date Commenced

Date Completed

CONDITIONAL APPROVAL

ZIABLEFP.DOC VER2 - 03/04/95

# Appeal Decision

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

Site visit held on 08 May 2001

**by Martin C Bradshaw MA (CANTAB) DipTP MRTPI HON FRIBA**
**an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions**

PLANNING SERVICES | HPT | Date
POL | TLS
APP | ENF
CS
18 MAY 2001
COPIES TO: | ACK:

**Appeal Ref: APP/X0360/A/01/1058091**
**Farm House, Charvil Road, Sonning**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs K Dry against the decision of Wokingham District Council.
- The application Ref: F/2000/1475 dated 20 April 2000 was refused by notice dated 01 August 2000.
- The development proposed is a first floor roof extension.

**Summary of Decision: The appeal is dismissed.**

---

**Procedural Matters**

1. I note that an alternative form of development showing a pitched roof, hipped to the front, forms part of the representations (Drawing No FH/ES/06 dated January 2001). However, this proposal was not before the Council at the time of its decision, and I am unable to consider it as part of the appeal.

**Main Issue**

2. I regard the main issue in this case as being the effect of the proposal on the character and appearance of the area, including the appeal dwelling itself.

**Planning Policy**

3. The Development Plan for the area includes the Loddon Area Local Plan adopted in 1995. Policy LC19 of the Plan indicates that appropriately-designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable. Where a dwelling has already been extended, the cumulative effect of all extensions to the original building will be taken into account.

4. The Council has also prepared the Deposit Draft Wokingham District Local Plan which is at an advanced stage, having been the subject of amendments following a Public Inquiry in 1998/99. It does not have the force of the adopted Plan, but I regard it as a material consideration. Policy WCC7 takes forward the intent of Policy LC19 stating that extensions to dwellings outside built-up areas and settlement boundaries should be acceptable if: A) there is no adverse impact on the undeveloped character of the surrounding countryside;

B) the scale of the dwelling and of the development on site are not significantly altered; and C) the design respects the context of the development., I regard this and Policy LC19 as relevant to the appeal.

**Reasons and Conclusions**

5. The appeal property is a large, 1930s dwelling within a substantial plot of approximately 0.3 hectares and is located in a relatively isolated position some 200 metres east of the settlement limit of Sonning immediately adjacent to Charvil Road (the B478). The surrounding countryside is generally level and open with extensive and attractive views, particularly to the north and east.

6. The proposal would involve the insertion of a flat roof dormer window into the existing cat-slide roof which forms part of the north-east facing side of the present building. It would also be positioned flush with the ground floor elevation and, given its considerable size, I share the Council's view that, as a result, it would have the appearance of a two-storey side extension. Immediate views of the extension would be largely limited to Charvil Road east of the appeal site, from which point the extension would generally be seen against the background of the existing house. In addition, the scale of the dormer would not in itself be excessive given the considerable size of both the cat-slide roof and the present dwelling. However, its lack of any setback from ground floor eaves level and, in particular, the intended flat roof are such that it would appear as an inharmonious feature considerably at odds with the pitched roofs and hipped ends of the parent dwelling with which it would be unacceptably out of keeping.

7. So far as the wider countryside is concerned, the scheme would add some 9 sq metres of floorspace to the existing floor area of approximately 216 sq metres. The scale of the dwelling would not, as a result, be significantly altered, and although the dormer would in itself be relatively large, the visual and physical impact on the undeveloped character of the surrounding countryside would, in my opinion, be negligible, bearing in mind the size of dwelling and of the surrounding garden.

8. In terms of Policy LC19, I note that, in pre-application discussion, the Council maintained that, when taken together with previous extensions, the total increase in floor space would be in excess of 50% over the original dwelling. From what is before me, previous permissions appear to have added some 44 sq metres, an increase of about 18%, which does not appear to be disputed by the Council. The increase would rise to 24% were the present proposal to be approved. Such a level of cumulative change does not appear to me to be excessive when the spacious nature of the plot is taken into account, and would not, in my view, lead to an unacceptable conflict with the intent of Policy LC19. I have also had regard to the fact that Draft Policy WCC7 makes no reference to the cumulative effect of previous extensions.

9. My conclusions nevertheless are that neither these considerations nor the very limited impact the proposal would have on the character and appearance of its countryside surroundings outweigh the concerns I have expressed regarding its inappropriate design and location. I consider this to be unacceptably detrimental to the form and style of the existing dwelling, and to its immediate setting. It would therefore be in conflict with Policy LC19 of the Local Plan and with Policy WCC7 C) of the Draft District Plan.

**Other Matters**

10. I have taken account of all other matters drawn to my attention, but have found nothing of sufficient weight to override the factors which have led to my decision.

**Formal Decision**

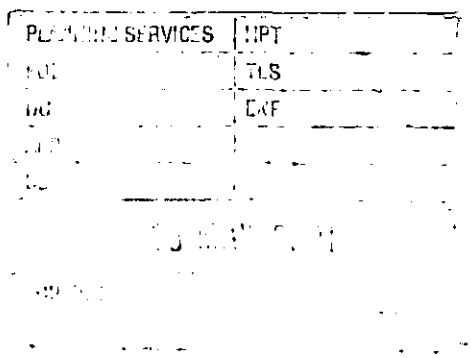
11. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

**Information**

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



INSPECTOR



# The Planning Inspectorate

## RIGHT TO CHALLENGE THE DECISION

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

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

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

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

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

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

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

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

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

## INSPECTION OF DOCUMENTS

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

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

## COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

## PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

## COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the `Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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405 (March 01)
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# 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 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1475

Our Ref: APP/X0360/A/01/1058091

Date: 17 May 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR & MRS K DRY**
**SITE AT FARM HOUSE, CHARVIL ROAD, SONNING, READING**

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

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

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

The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

| | |
|---|---|
| PLANNING SERVICES | HPT 43438 |
| POL | TLS |
| DC | ENF |
| APP DC | |
| CS | |
| 18 MAY 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

# The Planning Inspectorate

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

Direct Line 0117-3728832
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8832

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

Your Ref: F/2000/1475

Our Ref: APP/X0360/A/01/1058091

Date: 25 April 2001

| PLANNING SERVICES | HPT 42644 |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 27 APR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR & MRS K DRY**
**SITE AT FARM HOUSE, CHARVIL ROAD, SONNING, READING**

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

**Mr M C Bradshaw MA(Cantab) DipTP MRTPI (Hon)FRIBA**

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at **12.30pm** on **Tuesday 8th May 2001** and you are requested to arrange for the inspector to be met at the site at this time to enable the inspection to be made.

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

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

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

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

Yours faithfully



Andy Lumber

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

209D

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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

Your Ref: F/2000/1475

Our Ref: APP/X0360/A/01/1058091

Date: 6 April 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR & MRS K DRY**
**SITE AT FARM HOUSE, CHARVIL ROAD, SONNING, READING**

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. Comments submitted after that deadline may not be seen by the Inspector.

42118

Yours faithfully

DG

Miss A Groves

211AL(BPR)

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NLP

# Sonning Parish Council

**CHAIRMAN**
**Mr M G Butler**
**Tel. 0118 9690767**
**Fax. 0118 9448488**
**E-mail** MGButler@compuserve.com

**CLERK**
**Mrs L A Bates**
**Tel. & Fax. 0118 9697753**

**COUNCI L OFFICE**
**Pearson Road**
**Sonning RG4 6UL**

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

2 April 2001

Dear Miss Groves,

**APP/X0360/A/01/1058091**

The Parish Council wishes to say that they support Wokingham District Council's decision to refuse this application and can see no reason to allow this appeal.

Yours sincerely,

L A Bates

Lesley A Bates (Clerk to the Council).

# The Planning Inspectorate

## We are moving over the Easter weekend (13-16 April)

From that date, please send all correspondence to me at my new address:

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

and note my phone and fax numbers have changed to:

☎ 0117 372 6079
Fax 0117 372 8443

Tel. (0118) 974 6448 (Direct Line)
Date: April 4, 2001
My ref: F/2000/1475
Your ref: APP/X0360/A/01/1058091

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ


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


Dear Miss Groves

**APPEAL BY: Mr & Mrs K Dry**
**SITE: Farm House, Charvil Road, Sonning.**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 8, 2001
My ref: F/2000/1475
Your ref: APP/X0360/A/01/1058091

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

**APPEAL BY: Mr & Mrs K Dry**
**SITE: Farm House, Charvil Rd, Sonning**

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 8, 2001
My ref: F/2000/1475
Your ref:

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

Russell CPM
Unit 3, Paddicks Yard
Pearson Rd
Sonning
Reading
RG4 6UH

Dear Sirs

**APPEAL BY:** **Mr & Mrs K Dry**
**SITE:** **Farm House, Charvil Lane, Sonning**

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

Tel. (0118) 974 6448 (Direct Line)
Date. March 7, 2001
My ref. F/2000/1475
Your ref.

CPRE
c/o Dr Wilford
17 Copse Drive
Wokingham
Berks
RG41 1NA

Copy

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

**TOWN AND COUNTRY PLANNING ACT 1990**
**APPEAL BY: Mr & Mrs K Dry**
**SITE: Farm House, Charvil Rd, Sonning**
**PROPOSAL: Proposed 1st floor 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 and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/01/1058091. Comments received after 05/04/01 will not normally be seen by the Inspector & will be returned.

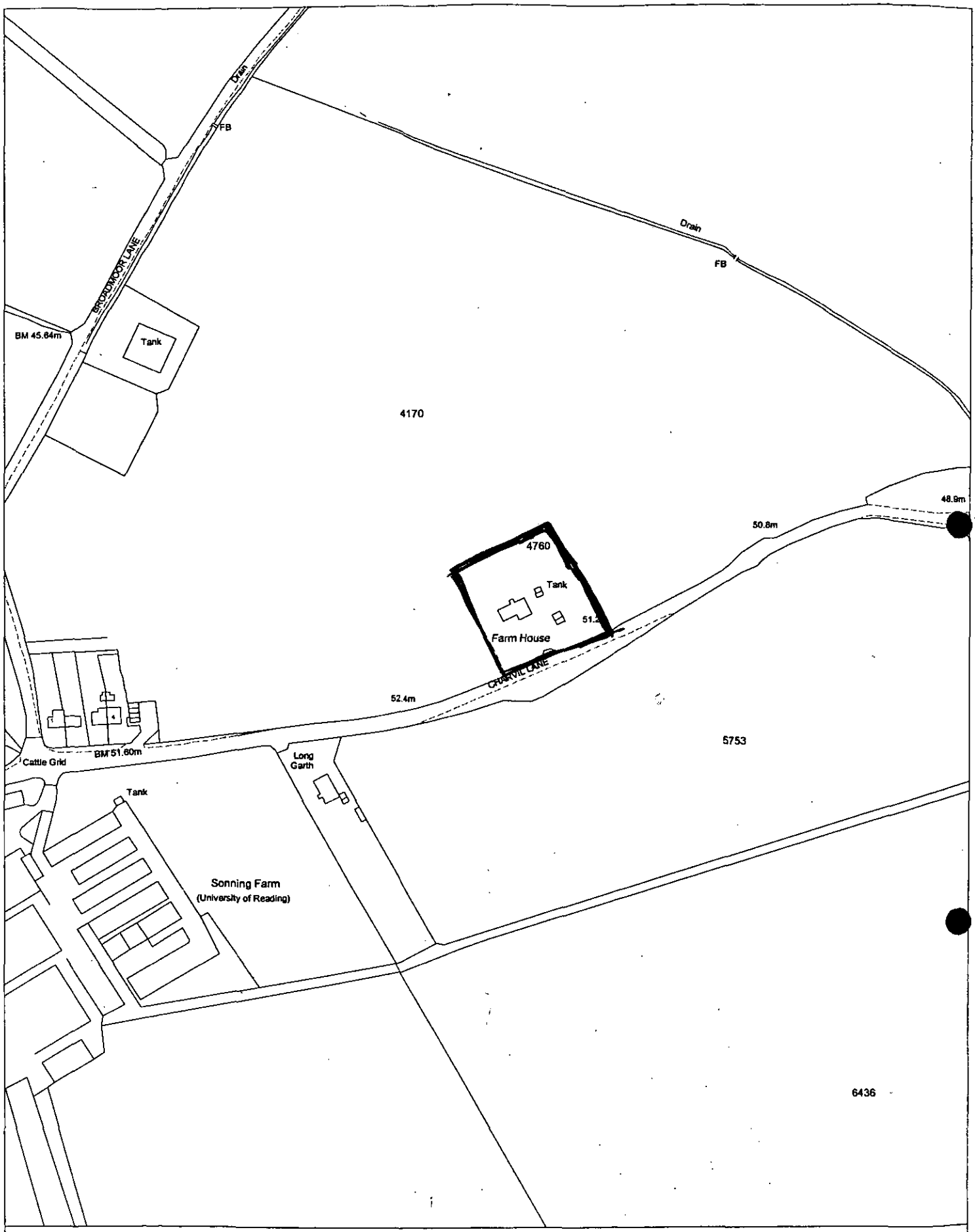
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

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

**If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1058091.**

Yours faithfully

Denise Gumbrell
Appeals Assistant




# Site Plan, Scale: 1 to 2500

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Date: 7 March 2001

N
W E
S

# The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

40297

23 FEB 2001

ACK:
FILE:
COPIES TO:

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

Your Ref: F/2000/1475

Our Ref: APP/X0360/A/01/1058091

Date: 22 February 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**
**APPEAL BY MR & MRS K DRY**
**SITE AT FARM HOUSE, CHARVIL ROAD, SONNING, READING**

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

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

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

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

**Within 2 weeks from the starting date -**

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

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

**You** must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

**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.* 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 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. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

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

Planning obligations - Section 106 agreements

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

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

Yours faithfully

G. Nall

PP Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

# PLANNING APPEAL FORM

**Please send each appeal on a separate form**

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

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

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

## A. APPELLANT DETAILS

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

Name MR + MRS K. DRY

Address FARM HOUSE
CHARVIL LANE
SONNING READING
Postcode RG4 6TH

Your reference —
Daytime phone no 0118 969 5183
Fax no —
E-mail address —

## B. AGENT DETAILS (if any)

Name RUSSELL CPM

Address UNIT 3. PADDICKS YARD
PEARSON ROAD
SONNING. READING
Postcode RG4 6UH

Your reference —
Daytime phone no 0118 969 3343
Fax no 0118 969 4933
E-mail address —

## C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C

Date of the planning application 26/4/2000

LPA's application reference no F/2000/1475

Date of LPA's decision notice (if issued) 1/8/2000

## D. APPEAL SITE ADDRESS

Address FARM HOUSE. CHARVIL LANE
SONNING. READING

Postcode RG4 6TH.

National grid reference

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

## E. DESCRIPTION OF THE DEVELOPMENT

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

FIRST FLOOR ROOF EXTENSION

Size of the whole appeal site (*in hectares*)

0.34 HECTARES

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

9 m².

## 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 which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

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

## G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

PLEASE REFER TO ATTACHED
LETTER & STATEMENT
DATED 26.01.2001
FROM
RUSSELL CAM.

## G. GROUNDS OF APPEAL (continued)

## H. CHOICE OF PROCEDURE

**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 tick **one** box only* ✔

**1. WRITTEN REPRESENTATIONS** ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

**2. HEARING** ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

**3. INQUIRY** ☐

Please give reasons why you think an inquiry is necessary.

## 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* ✔

### 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 notice 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 notice served | Date the notice was served |
|---|---|---|
| | | |
| | | |
| | | |

### PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed [signature] (on behalf of) Mr + Mrs K. DRY

Name (in capitals) G. J. RUSSELL Date 26.1.2001.



**Please turn over**

## J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

| | | |
|---|---|---|
| 7. | **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: FH/ES/06. | ☑ |
| 8. | Any relevant **correspondence** with the LPA. | ☑ |
| 9. | If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose: | |
| | (a) the relevant outline application; | ☐ |
| | (b) all plans sent at outline application stage; | ☐ |
| | (c) the original outline planning permission; | ☐ |
| 10. | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | ☐ |
| 11. | If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. | ☐ |

## K. PLEASE SIGN BELOW

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

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

Signed _____ (on behalf of) Messrs K. Dry

Name (in capitals) G.J. RUSSELL Date 26.1.2001.

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

*NOW SEND:*

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

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

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

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

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

5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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

**WOKINGHAM DISTRICT COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL BY: Mr & Mrs K Dry**
**SITE: Farm House, Charvil Rd, Sonning**
**APPLICATION NO.: 1475**
**PROPOSAL: Proposed first floor side extension to dwelling**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Sonning

Mr N Rose

Clerk(s) of Parish / Town Council of Sonning

Mrs L Bates, Council Office, Pearson Rd, Sonning Berks RG4 6UL

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 78 APPEAL**

**APPELLANT :** Mr & Mrs K Dry.

**APPEAL SITE :** Farm House, Charvil Road, Sonning.

**REASON FOR APPEAL :** Refusal of planning permission for the erection of a first floor side extension to the dwelling.

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**LOCAL PLANNING AUTHORITY REFERENCE:** F/2000/1475.

**DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE:** APP/X0360/A/01/1058091

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## 1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located off Chavil Road (B478), which links Sonning in the west with the A4 Bath Road in the east. The site is approximately 190m from the edge of the identified settlement of Sonning and is identified within the Wokingham District Local Plan as Green Gap/Wedge and as the Separation of Settlements within the Loddon Area Local Plan. The site is surrounded on all sides by open pasture and agricultural land.

1.02 The site currently houses a two storey, detached dwelling which is centrally located within the property. The dwelling itself has been extended with a single storey rear extension and a large single storey annex to the east of the dwelling, which is linked to the house by a covered walkway.

1.03 The site has a hedge along its front boundary with Charvil Lane, which helps to screen the lower parts and garden area of the existing dwelling from views from the highway. However there are limit views of the dwelling through gaps in the hedging and at the driveway to the dwelling.

## 2.0 RELEVANT PLANNING HISTORY.

2.01 There have been a number of pervious planning applications, submitted in respect to the appeal site:

| APPLICATION | DESCRIPTION | DECISION | DATE. |
|---|---|---|---|
| 25134 | Alteration and extension | Permitted development. | 09.08.85 |
| | Single storey extension. | Permitted development | 11.10.91 |
| 15026 | Change of use of part of dwelling to Restaurant. | Refusal | 12.03.81 |
| 41114 | Garden room, workshop and covered walkway. | Conditional Approval | 23.06.93 |
| 41870 | Amended 41114 Garden room, replacement garage and covered walkway. | Conditional Approval. | 26.11.93 |

## 3.0 RELEVANT PLANNING POLICY.

3.01 The appeal needs to be considered in the context of Policy LC1 – 'Separation of Settlement' and LC19 – 'Extensions to Existing Dwellings in Rural Areas' of the Loddon Area Local Plan, which was adopted on the 5 May 1995.

3.02 Material Consideration must also be given to the emerging Wokingham District Local Plan (Deposit Draft October 1997) and as amended in April 1999. The Public Inquiry for which commenced on the 6 October 1998. However, this document has formed the basis of development control decisions since 21 October 1997. Policies WCC2 – 'Green Gaps and Wedges (Outside the Metropolitan Green Belt)', and WCC7 – 'Extensions to dwellings in the Countryside (outside the Metropolitan Green Belt)'.

## 4.0 THE APPLICATION.

4.01 The planning application which is the subject of this appeal was registered by the Council on the 10 May 2000.

4.02 The application was determined under delegated powers and was refused planning permission on the 1 August 2000. The reasons for refusal were stated as follows:

The proposal by virtue of its scale and form and together with existing extensions to the dwelling will cumulatively result in a detrimental impact on the character and appearance of the area. The proposal is therefore contrary to Loddon Area Local Plan Policies LC1 and LC19 and Wokingham District Local Plan Policies WCC2 and WCC7.

## 5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY.

5.01 The proposed development is for the erection of a first floor, flat roofed dormer extension. The proposed dormer window would be located on the east side of the dwelling within the slope of an existing cat-slide roof. The structure would be approximately 4.15m wide, 2.76m deep

and 2.4m high, which would create 11.45m² of floorspace. The proposed dormer extension would have a flat roof with a vary shallow pitch to aid run off.

5.02 It is the view of the local planning authority that the main issue in the consideration of this appeal is the impact of the proposed development upon the character and appearance of the surrounding area.

5.03 The proposed dormer extension would be located on the east side of the dwelling within an existing cat slide section of the house. As stated above the dormer would have a largely flat roof, which due to its form and size, together with its location would have the appearance of a two storey flat roof, side extension to the dwelling. This would form an obtrusive and incongruous feature which would be out of keeping with the appearance of the existing dwelling.

5.04 Although the existing hedgerow to the front of the dwelling would provide limited screening of the proposal there would still be views of the proposal from the highway. Hence, the proposed dormer extension would form an obtrusive and intrusive feature, to the detriment of the character and appearance of the surrounding area.

5.05 The proposed development would not respect the context of the existing development and would have an adverse impact upon the visual character of the surrounding area. As such the proposed development is contrary to the policies of the District's Development Plans.

**6.00 CONCLUSION.**

6.01 The proposed development raises one fundamental issue, the proposals impact upon the character and appearance of the surrounding area.

6.02 The proposed first floor flat roof dormer extension by reason of its form, size and location would form an obtrusive and incongruous feature to the detriment of the character and appearance of the surrounding area.

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

Nicola Lake.

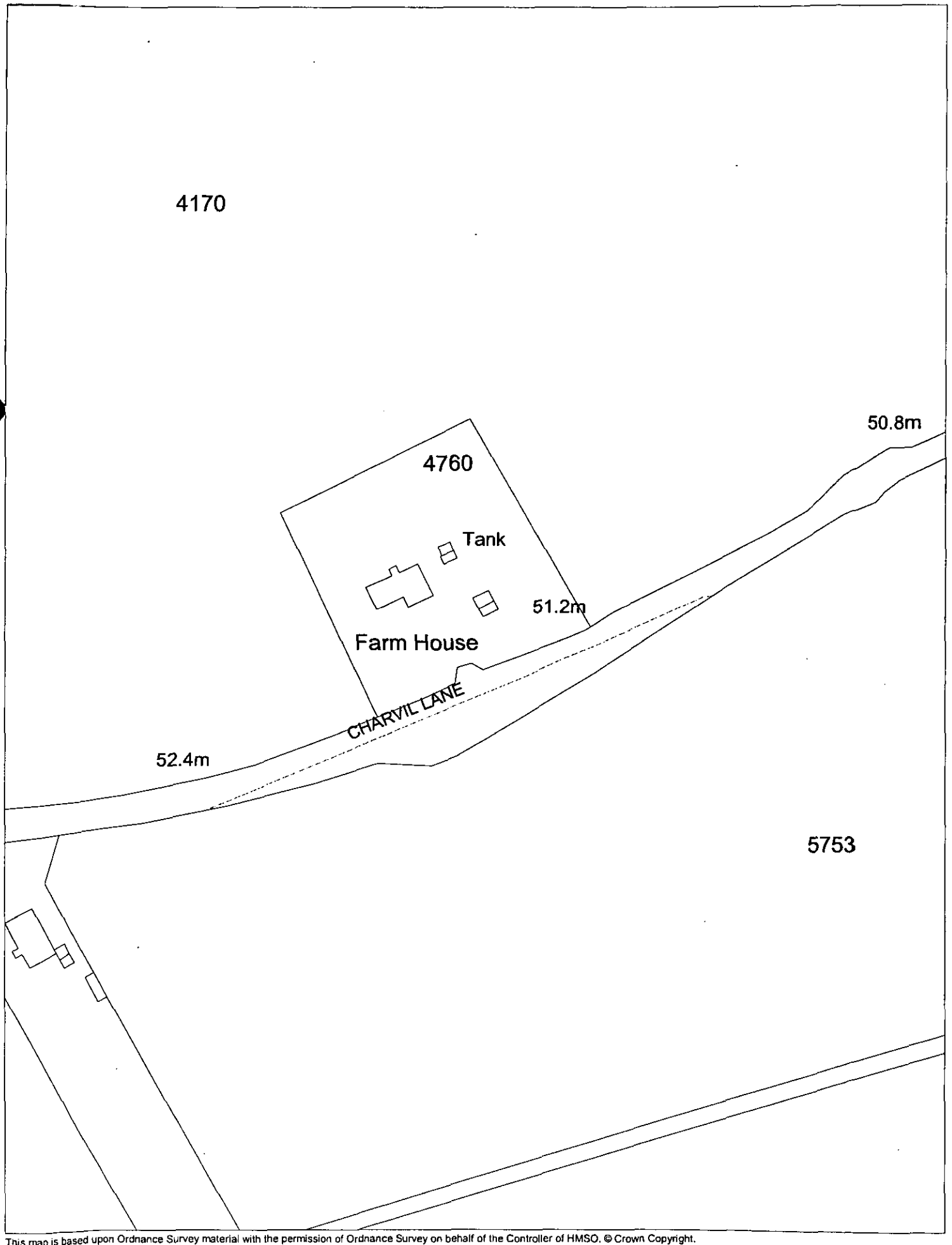
**APPENDICES.**

1. Location Plans 1:1250 and 1:2500.

2. Policies LC1 and LC19 of the Loddon Area Local Plan.

3. Policies WCC2 and WCC7 of the Wokingham District Local Plan.

# APPENDIX 1

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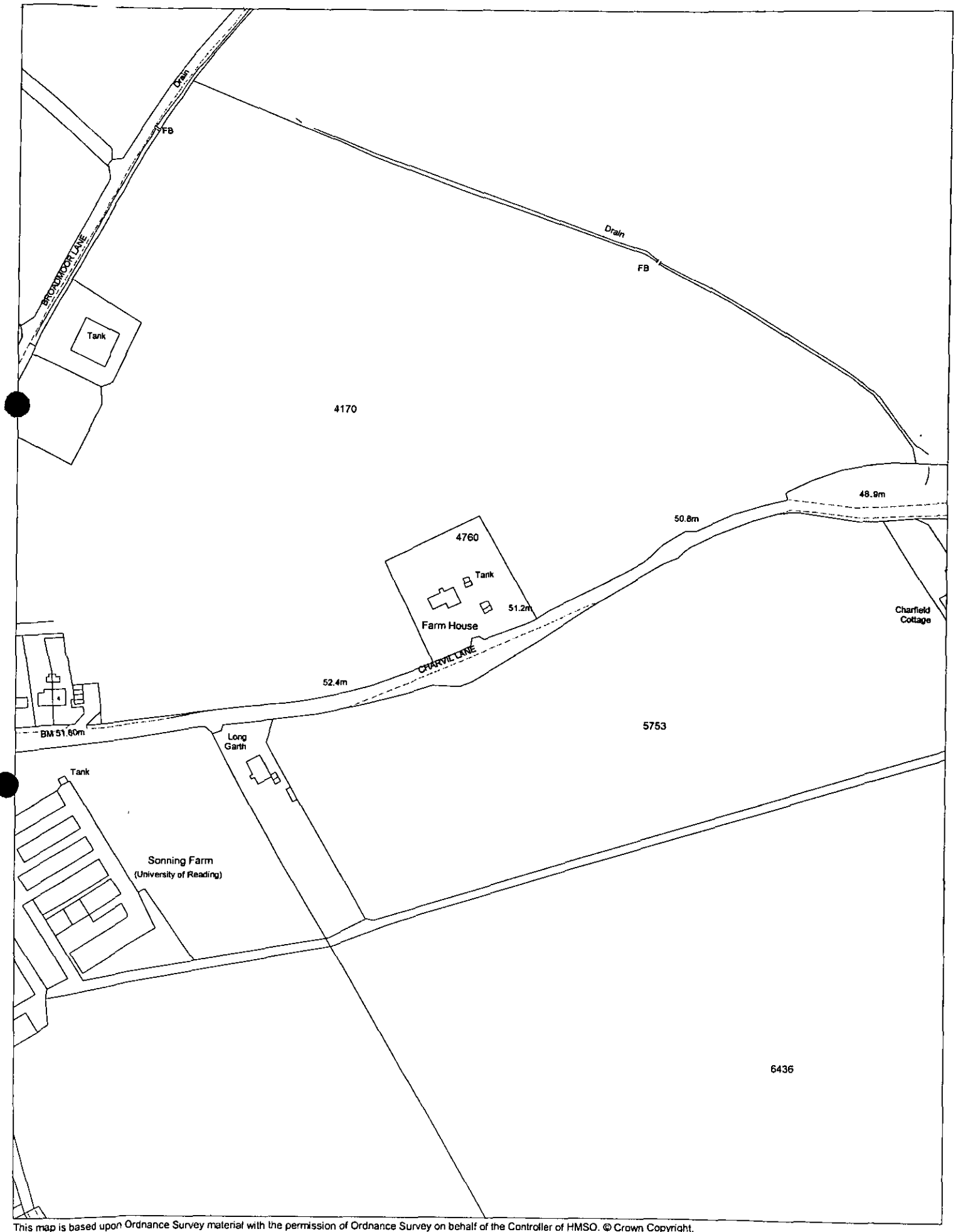
Central Support Section, Environmental Services, Wokingham District Council.

4 April 2001

Scale: 1 : 1250

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Central Support Section, Environmental Services, Wokingham District Council.

4 April 2001

Scale: 1 : 2500

# APPENDIX 2

# LODDON AREA LOCAL PLAN

## Adopted 5 May 1995

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

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

**1.3.06** Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

## EXPANSION OF EXISTING SETTLEMENTS

**1.3.07** Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

**1.3.08** The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

**1.3.09** Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

**1.3.10** In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

### ❖ *LC1 SEPARATION OF SETTLEMENTS*

*IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE*

*AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.*

***1.3.11*** In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

### ❖ *LC2 SETTING OF SETTLEMENTS*

*DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.*

## AREAS OF SPECIAL LANDSCAPE IMPORTANCE

***1.3.12*** The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



***1.3.13*** A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

***1.3.14*** The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

# REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

**1.3.46** Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

**1.3.47** If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

### ❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

*THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:*

*A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;*

*B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;*

*C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.*

**1.3.48** Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

### ❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

*APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.*

# APPENDIX 3




# Wokingham District Local Plan
# Deposit Draft

## With Proposed Amendments Highlighted

## February 2000

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

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

*H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.* **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

**Separation of Settlements by Green Gaps and Wedges**

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

**POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)**

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

**Central Berkshire Forest**

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

**POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)**

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

**Extensions to Existing Dwellings in the Countryside**

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

**POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)**

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

## PROTECTING AND MANAGING THE LANDSCAPE

### INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

***Landform:*** integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

The Planning Inspectorate

For official use only
Date received

# QUESTIONNAIRE

To be used for all appeals made on or after August 2000

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

**APPEAL REF: APP/X0360/A/01/1058091** **GRID REF:** _____

**APPEAL BY:** MR & MRS K DRY

**SITE:** FARM HOUSE, CHARVIL RD, SONNING.

*You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. 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 5 weeks of the 'starting date'.*

**NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.**

| | |
|---|---|
| 1. Do you agree to the written representations procedure? | YES / ~~NO~~ |
| OR Do the you wish to be heard by an Inspector at: a. a local inquiry? | ~~YES~~ / NO |
| or b. a hearing? | ~~YES~~ / NO |
| 2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land? | ~~YES~~ / NO |
| b. From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it? | YES / ~~NO~~ |
| 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?<br><br>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?<br>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 | YES / NO |
| a Grade I / II* / II listed building? | Grade I/II*/II |
| b. Would the proposed development affect the setting of a listed building? | YES / NO |
| If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.) | |
| 12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? | YES / NO |
| 13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? | YES / NO |
| b. If YES, was English Heritage consulted ? Please attach a copy of any comments | YES / NO |
| 14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?<br>If YES, please attach the comments of English Nature. | YES / NO |
| b. Are any protected species likely to be affected by the proposals?<br>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 Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) | YES / NO |
| | Regulations 1999? If YES, please indicate which Schedule. | Sch 1 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 1of 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.* | 2 | |
| j. Any supplementary planning guidance, together with its status, that you consider necessary. | | ✓ |
| k. A list of any conditions or limitations you would agree to if the appeal were to be allowed; | 1 | |
| l. 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? 05104101

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

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

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

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

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? YES / NO
If YES please attach a copy of that notification.

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

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 08/03/01 OUR REF: F/2000/1475

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# 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**

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WTTHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WHA*~~ **(PA 2/8)**

*H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.* **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

**Separation of Settlements by Green Gaps and Wedges**

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

**POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)**

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

**Central Berkshire Forest**

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

2.40 Detailed guidance on this is set out in Annex I (paras. I17 - I21) of PPG 7. DoE Circular 11/95 *The Use of Conditions in Planning Permissions* gives further advice on agricultural occupancy conditions.

**POLICY WCC6: NEW DWELLINGS REQUIRED FOR COUNTRYSIDE LAND USES (OUTSIDE THE METROPOLITAN GREEN BELT)**

A NEW DWELLING FOR COUNTRYSIDE LAND USES WILL NOT BE PERMITTED UNLESS *EVIDENCE DEMONSTRATES THAT* **(PA 2/19)** THERE IS:

A) AN ESTABLISHED EXISTING FUNCTIONAL NEED FOR A FULL TIME WORKER AND NOT A PART-TIME REQUIREMENT

B) A UNIT AND AGRICULTURAL ACTIVITY CONCERNED, THAT HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND AND HAVE A CLEAR PROSPECT OF REMAINING SO

C) NO OTHER EXISTING ACCOMMODATION IN THE AREA THAT IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.

WHERE SUCH A DWELLING IS JUSTIFIED THE COUNCIL WILL ENSURE:

I. THAT THE SIZE OF THE DWELLING IS CONSISTENT WITH THE HOUSING NEEDS OF THE WORKER AND HIS/HER IMMEDIATE FAMILY

II. THAT THE OTHER REQUIREMENTS OF POLICY WCC4 (NEW BUILDINGS IN COUNTRYSIDE AREAS) ARE COMPLIED WITH

III. THAT THE DWELLING REMAINS IN THAT USE AND IS NOT SEPARATED FROM THE ENTERPRISE HOLDING.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

**Extensions to Existing Dwellings in the Countryside**

2.41 Extensions to existing dwellings in rural areas need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

2.42 It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance set out in PPG 7.

**POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)**

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

A) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

C) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS.

Implementation: The development control process.

Monitoring: Planning applications determined.

## PROTECTING AND MANAGING THE LANDSCAPE

### INTRODUCTION

2.43 The policies that form part of the landscape section of this chapter will apply throughout the local plan area irrespective of whether it is within or outside the Metropolitan Green Belt. The retention of natural beauty and landscape diversity requires that any development should be carried out in harmony and sympathy with its surroundings. The aim of the landscape policies is not only to screen development but to maintain and enhance the natural beauty and diversity of the landscape appropriate to its location.

2.44 Landscape is important because it is:

a) an essential part of our natural resource base
b) a reservoir of archaeological and historical evidence
c) an environment for plant and animal communities
d) a human habitat, evoking sensual, cultural and spiritual responses.

2.45 The term 'landscape' refers to the visual appearance of the land including its shape, form and colours. It reflects the way in which various components combine that are often distinctive in particular localities. The influence of geology, topography, soils, archaeology, landscape history, land use, ecology, architecture and cultural associations give a landscape value, experience and character.

2.46 Assessing the impacts on the landscape should involve an assessment of the component types, i.e. landform, land cover and the landscape elements, which terms are now described.

***Landform:*** integrates information on geology and soils as well as the natural drainage pattern of the area of which the proposed development site forms part. It will include the shape of the land surface and levels, i.e. soils, water, climate.

# LODDON AREA LOCAL PLAN

## Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

***1.3.06*** Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

## EXPANSION OF EXISTING SETTLEMENTS

***1.3.07*** Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

***1.3.08*** The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

***1.3.09*** Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

***1.3.10*** In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

### ❖ *LC1 SEPARATION OF SETTLEMENTS*

*IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE*

*AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.*

**1.3.11** In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

### ❖ LC2 SETTING OF SETTLEMENTS

*DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.*

## AREAS OF SPECIAL LANDSCAPE IMPORTANCE

**1.3.12** The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



**1.3.13** A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

**1.3.14** The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

# REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

**1.3.46** Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

**1.3.47** If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

### ❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

*THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:*

*A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;*

*B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;*

*C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.*

**1.3.48** Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

### ❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

*APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.*

**PROPOSED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED, WITHOUT PREJUDICE TO THE COUNCIL'S CASE.**

Conditions.

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

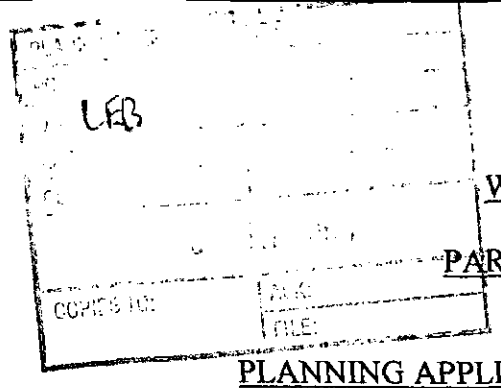
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

Nicola Lake.

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WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1475

Officer LYNETTE BAKER

Parish SONNING.

Proposal FIRST FLOOR SIDE EXTENSION TO DWELLING.

Address FARM HOUSE CHARVIL LANE

Applicant MR & MRS K DRY C/O RUSSELL CPM

---

The Parish Council has the following comments.

1. This property was originally built as a simple farmhouse for the University Farm and as such was exempt from the normal planning process.

2. There is no doubt that permission to build on this site would not have been granted for a non-farm domestic dwelling.

3. Since the property was sold for residential use it has been subject to a series of successful planning applications, which have changed it from a simple farm dwelling to a substantial house. The Parish Council feels quite strongly that, had the property remained as a farm dwelling, its original character would have been maintained.

4. The property is set in a prominent position and further development will have a detrimental impact on the surrounding, mainly rural, area.

5. It is understood that there are guidelines restricting the total area that a dwelling may be successfully extended from its original volume. The Council believes, quite strongly, that this further proposal will take the Farmhouse well outside these guidelines and may set a precedent for other buildings in the community. It also represents over development.

6. Further the proposed dormer is overly large and heavy presenting unsympathetic elevations when viewed from the east and south.

7. For the above reasons the Parish Council urges WDC to refuse this application

L. A. Bates (Clerk to the Council). 15 June 2000

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr & Mrs K Dry**
**C/O Russell CPM**
**Unit 3 Paddocks Yard**
**Pearson Road**
**Sonning**
**Berkshire**
**RG4 6UH**

**Application Number: F/2000/1475**

**Parish:** **SONNING**

**Location:** **Farm House, Charvil Lane, Sonning, Reading.**

**Proposal:** **Proposed first floor 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Reason**

1. The proposal by virtue of its scale and form and together with existing extensions to the dwelling will cumulatively result in a detrimental impact on the character and appearance of the area. The proposal is therefore contrary to Loddon Area Local Plan Policies LC1 and LC19 and Wokingham District Local Plan Policies WCC2 and WCC7.

John Mitchell
Development Control Manager
Date: 01/08/2000

**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.**

5th February 2001

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol
BS2 9DJ

For the attention of Daren Cryer

*Sent by fax to 0117 987 8624*

Dear Sirs

Ref: **Planning Appeal**
**Farm House, Charvil Lane, Sonning Reading, RG4 6TH**
**Wokingham District Council Planning Reference: F/2000/1475**

Thank you for your telephone call this morning.

I attach a copy of Wokingham District Council's Notification of Refusal dated 01/08/2000 omitted in error from our Planning Appeal documentation dated 26.01.2001.

A hard copy has also been sent to you by post today.

Yours faithfully

Graham Russell

Copies to Mr & Mrs Dry
Wokingham D.C. Planning Dept.

# RUSSELL

Construction • & • Project • Management

26th January 2001

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs

Ref: **Planning Appeal**
**Farm House, Charvil Lane, Sonning Reading, RG4 6TH**
**Wokingham District Council Planning Reference: F/2000/1475**

**GROUNDS OF APPEAL**
**To be tread in conjunction with Section G**
**Planning appeal form 26TH January 2001**

This Planning Application was refused by the Local Planning Authority (Wokingham District Council) on the grounds of:

- The scale of the development
- The form of the development
- The total of previously granted planning consent exceeding 50% of the existing total floor area

1.Scale

This proposed extension amounts to 9m2 against an existing total internal floor area of 216m2. A large part of the new work is contained within the existing roof space. The total increase in floor area is therefore about 4%

Unit 3, Paddicks Yard, Pearson Road, Sonning on Thames, Berks, RG4 6UH
Tel: 0118 969 3348 Fax: 0118 969 4933

G•J•RUSSELL•ARICS

2. Form

The original planning application showed this first floor extension with a lead flat roof. At a subsequent meeting with Wokingham planning department they explained that they felt that a pitched/hipped tiled roof would be acceptable. This is a revision which we would be prepared to accept. A revised drawing (No FH/ES/06) is attached to this appeal showing a pitched/ hipped roof in lieu of the original lead flat.

3.Increase in floor area

At a subsequent meeting with Wokingham planning department it was disclosed that their objections were that they felt that this house had been extended enough already - by their calculations well in excess of 50%.

The original internal floor area of this house and outbuildings was

| | |
|---|---|
| House | 192m2 |
| Double garage and out-buildings | 52m2 |
| Total | 244m2 |

The total **increases** in floor area of extensions already approved and built

| | | |
|---|---|---|
| House - | Kitchen | 4m2 |
| | Lounge | 20m2 |
| Replacement double garage | | 20m2 |
| Total increase in floor area | | 44m2 |

(= approximately 18% of original floor area)

This information was passed to Wokingham planning department by letter 8.12.2000)

N.B Point 4.

After reading this form, completed on our behalf by Mr. Rossell, we note noted an error.

At present we have two toilets upstairs, one is situated in the bathroom and feeds directly into the main sewage downpipe and works perfectly well. The other is situated in the en-suite bath room and is a saniflo toilet requiring the sewage to be masticated prior to entering a smaller bore downpipe. This toilet is highly inefficient and we are unable to use it

For this reason we decided to build an extension to provide a bathroom toilet that could be situated near to the sewage downpipe. The least obtrusive solution was to use the

existing loft and roof space at the other end of our bedroom. This would enable us to sight a toilet that could feed directly into the main sewage downpipe. and give us two fully operative upstairs toilets

Kevin Dray

Our grounds for appeal are therefore:

1. That the grounds for refusal by Wokingham District Council were based upon incorrect information about the scale and impact of the new extension. Also that their calculations of the floor areas of previously allowed extensions and alterations were incorrect.

2. The objection to the lead flat roof can and would be accommodated in a revision to the original design.

3. This house is fairly central on a large secluded plot and this extension will have little or no visible external impact.

4. The existing house has no first floor WC. connected to the main drains and this proposal will rectify an unsatisfactory situation.

**Signed:**

**Graham Russell**

**Agent for the owners Mr & Mrs K Dry**

25th April 2000

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Ref: **Proposed First Floor Extension**
**Farm House, Charvil Lane, Sonning on Thames**

Please find enclosed the following:-

- 6 Copies of WDC Householders Planning Application Form
- 6 Copies of drawings FH/ES/01,02,03 &04
- Cheque for £95.00 in respect of the fee due

Yours faithfully

Graham Russell

copy to Mr & Mrs K Dry

# Environmental Services

For office use only.
Application number:

## Householder planning application form

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

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br><br><br>Phone number | MR + MRS K - DRY<br>FARM HOUSE<br>CHARVIL LANE<br>SONNING-ON-THAMES<br>READING<br>0118 969 5183 |
| 2 | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | RUSSELL CPM.<br>UNIT 3. PADDICKS YARD<br>PEARSON ROAD<br>SONNING-ON-THAMES<br>READING RG4 6UH<br>0118 969 3318 |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | FARM HOUSE<br>CHARVIL LANE<br>SONNING<br>READING. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | FIRST FLOOR ROOF EXTENSION. |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☑ No ☐<br>NONE |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | CLAY TILES TO MATCH EXISTING<br>LEAD FLAT ROOF |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

**Please turn over**

| | | | |
|---|---|---|---|
| | How many bedrooms does the property have? | Existing: 4 | Proposed: 4 |
| | Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. | Yes ☑ | No ☐ |

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red.
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of: Russell CPM.

Date: 20/4/2000.

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

5th June 2000

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Ref: **Proposed First Floor Extension**
**Farm House, Charvil Lane, Sonning on Thames**
**Application No : F/2000/1475**

Thank you for your letter and enclosures of 23.5.2000.

I enclose as requested six copies of drawing No FH/ES/05 showing the rear (north) elevation. I also return herewith your pre-printed notice confirming that your red planning notice is now on display.

Yours faithfully

Graham Russell

copy to Mr & Mrs K Dry with drawing

22nd September 2000

Meeting with Nicola Lake - Wokingham District Council

1) They felt it would have the appearance of a 2 storey flat roof extension

2) Put a pitched roof with hip on it reflecting existing pitched roof

3) Appearance not acceptable as it is

4) Re-submit informally for a pre application submission

5) Flat roof dormers have had their day

6) They considered it to be in a prominent position on the house

7) Probably exceeds the 70% increase allowed for

Wokingham District Council
Planning Services
Environmental Services Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

8th December 2000

For the attention of Joss Miller

Dear Sirs

Ref: **Proposed First Floor Extension - Farm House, Charvil Lane, Sonning on Thames -Application No : F/2000/1475**

I refer to our meeting in your offices on 13th October 2000.

At that meeting you said that you were unable to approve the original application because the house had already been extended by about 50% and that this was considered to be its upper limit. This was also the reason for the refusal given to Mr Dry the owner of Farm House.

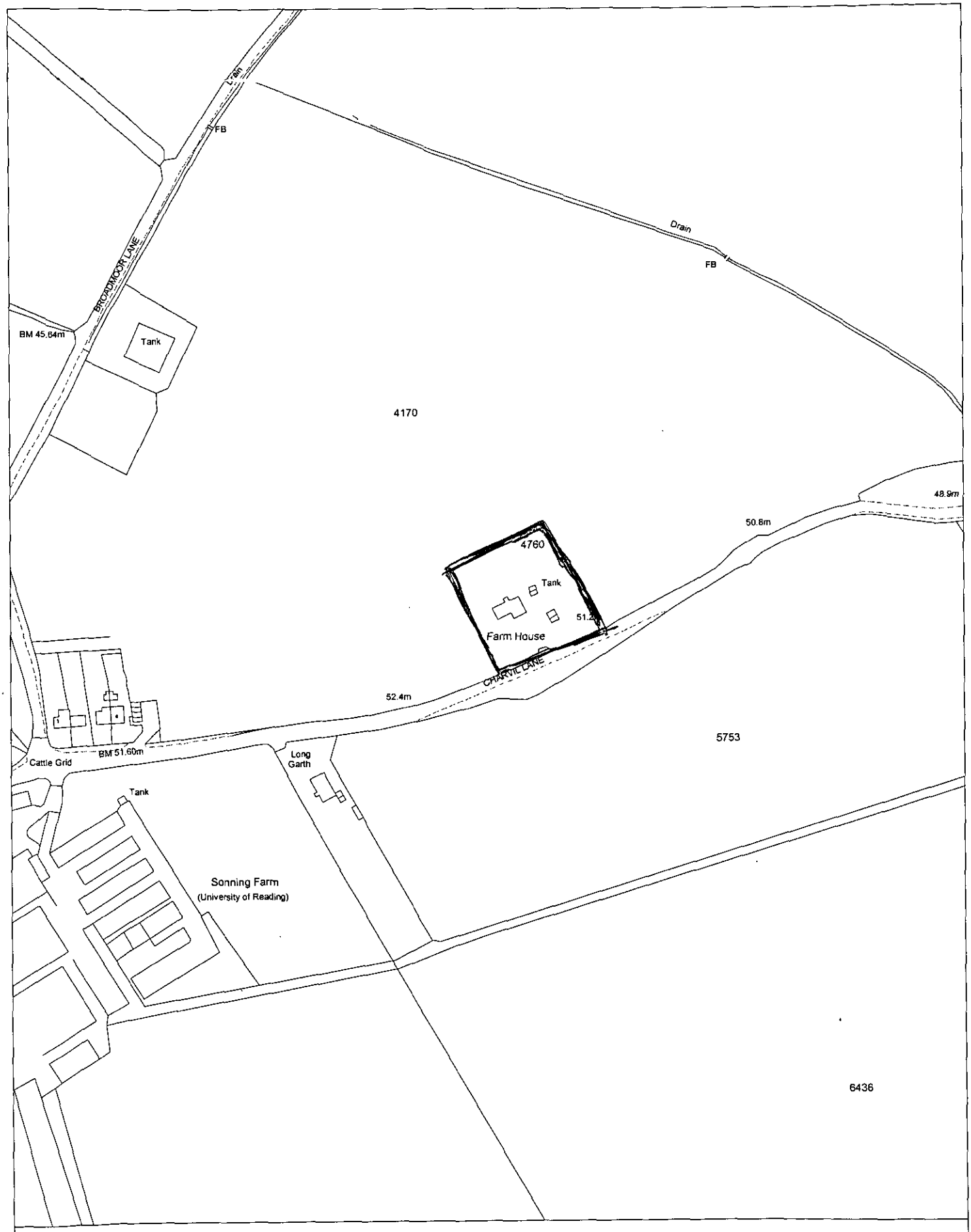
I have since measured all of the extensions and alterations to this house and also the buildings demolished to make way for these new works. This refers particularly to the replacement double garage and garden room where the existing outbuildings and double garage totalled about 52m2.

There is a net increase in internal floor area of all building of 44.7m2 which when set against the original house and garage and outbuildings shows a net increase of about 18% not 50%.

Is it possible to reconsider the application in the light of these figures

Yours faithfully
Graham Russell

*copy to Mr & Mrs K Dry*




# Site Plan, Scale: 1 to 2500

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Date: 7 March 2001

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