APPLICATION NO:

F/2002/8019

LOCATION:
1 Leney Close, Wokingham.

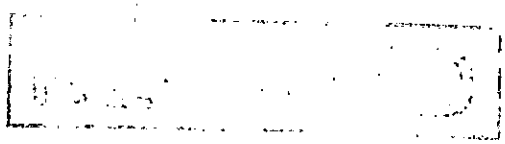
APPLICANT:
Mr/Mrs B Harden C/O K C Reader

PROPOSAL: 20/12
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Phillip Taylor**



RAILEX
Marbleboard

Appeal Decision

Site visit made on 24 June 2003

by Gareth Isaac LLB Solicitor

an Inspector appointed by the First Secretary of State

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

Date 22 JUL 2003

Appeal Ref: APP/X0360/A/03/1113797
1 Leney Close, Wokingham, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs B Harden against the decision of Wokingham District Council.
- The application (Ref. F/2002/8019), dated 12 November 2002, was refused by notice dated 31 December 2002.
- The development proposed is to build on top of existing extension to add bedroom with an en-suite.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. Subsequent to the refusal of the application, revised plans have been prepared. The appellants have included the revised plans with the appeal papers and asked me to take them into account. However, the revised plans were never properly substituted for those originally submitted and they do not appear to have been the subject of any formal consultation process. In these circumstances, it would not be appropriate for me to consider amendments to the scheme at this stage and any revised proposal would need to form a fresh application. I consider that I must base my decision on the original application drawings.

Main Issue

2. I consider that the main issue in this case is the effect of the proposed development on the character and appearance of the surrounding area.

Planning Policy

3. The development plan for the area includes the Berkshire Structure Plan 1991-2006 (SP) and the South East Area Local Plan 1994 (LP). Amongst other things, both SP policy EN1 and LP policy SBE1 aim to ensure that development is appropriate to the character of the area in which it is to be situated. LP policy SBE2 indicates that development proposals, which would have an adverse impact on the character of an area in various respects, including siting, scale, form and massing will not normally be permitted.

4. There is also an emerging local plan for the area, namely the Wokingham District Local Plan Deposit Draft (WDLP). The WDLP has passed through many of the adoption stages thereby increasing the weight that can be attached to it. Amongst other things, WDLP policies WOS3 and WBE1 carry forward the general aims of the above mentioned policies of the extant Local Plan. The Council has recently adopted Supplementary Planning Guidance (SPG) in the form of Planning Guideline B2, Guidelines for Extending Your Home. However, although the Council has adopted the SPG, the consultation to which it was subject has not been made clear. This limits the weight that I can attach to it, given the advice in Planning Policy Guidance Note 12 (PPG12): Development Plans.

Reasons

Effect on character and appearance

5. The appeal property is a detached dwelling located in a modern residential estate on the corner of Leney Close and Benning Way. The area is characterised by open plan front gardens, giving a feeling of spaciousness to the street scene. The appeal property already has a single storey side extension and the proposal would involve the construction of a first floor extension over the existing extended ground floor accommodation. The proposal would have a ridge height to match the main roof of the dwelling with a full gable end.

6. The appeal property backs onto no. 1 Shefford Crescent which is located on a plot on the corner of Shefford Crescent and Benning Way. Side on to Benning Way, both properties are built in line with one another, but in front of the general building line of properties on the south side of Benning Way, at a point where there is a gentle bend in the road. As a result of occupying this prominent position, any extension at first floor level would be a conspicuous new feature in the street scene. In my judgement, the scale, mass and siting of the proposed extension with a full gable end would be obtrusive. I consider that by protruding further to the side at two storey level, the proposed development would be an incongruous addition to the street scene and would detract from the spaciousness of the surroundings.

7. I therefore conclude that for the reasons given, the scale, mass and position of the proposed extension would be unacceptably harmful to the character and appearance of the surrounding area. I further conclude that the proposal would conflict with LP policies SBE1 and SBE2 and with WDLP policies WOS3 and WBE1.

Other matters

8. I have considered all of the other matters raised including the examples of other properties in the area which have been extended. When I carried out my site inspection, I saw a number of nearby properties which have been extended in different ways. However, none of those examples appears to have involved a two storey extension of a property occupying as prominent a corner position as the appeal site. In any event, I do not know the full circumstances of those other cases and each case has to be considered on its own individual planning merits. I have considered the appellants' requirements for additional accommodation but personal circumstances such as these would not justify a harmful development. Therefore, neither these nor any of the other matters raised is of such significance as to outweigh the considerations that led to my conclusion on the main issue.

Conclusion

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

Formal Decision

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

Information

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

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs B Harden
C/O K C Reader
29 Diamond Way
Wokingham
Berks

Application Number: F/2002/8019

Parish: **WOKINGHAM**

Location: **1, Leney Close, Wokingham.**

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, the reason for which is specified hereunder.

Reason

1. The proposed extension by virtue of its bulk, massing and position would form an obtrusive feature of detriment to the street scene. As such it would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: _____

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8019

Applicant : Mr/Mrs B Harden C/O K C Reader.

Location : 1, Leney Close, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	.	✓	26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/02

Date Registered : 18/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 13/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town Council -

Planning Issues :

Impact on Neighbouring Properties
Impact upon Character of the area,
Highways

Policy : SBE1, SDC2
WOS3, WBE1
ENV1.

Application Number: F/2002/8019

Appraisal :

This application proposes a first floor side extension above an existing single storey side extension. The proposal would project no further forward or near wind than the single storey extension. The roof would have a ridge height matching the main dwelling and have ~~for~~ a full gable end. Windows would only be inserted front and back.

The site is a corner plot with the properties on Leng close built in line. No 2 would not be adversely impacted upon in any way.

The side of the dwelling is highly visible in the road and the house does project forward of a general building line along the south side of Benning Way. The proposed 1st floor extension would be highly visible especially with the fully gabled roof. It is considered to be a harmful addition of detriment to the streetscene.

Driveway can park 2-3 cars with a further one in the garage.

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

Application Number F/2002/8019
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension by virtue of its
			bulk, massing and position would form
			an obtrusive feature of detriment to the
			streetscene. As such it would be contrary
			to policy EN1 of the BSP, policy
			LBH1 and ~~LBG~~ LBE2 of the LALP and
			pol. WBE1 and WOS3 of the WDLP.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. T.S. Andrewartha
(Development Control Manager)

Date: 31/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Leney Close Wokingham. APPLICATION NUMBER: F/2002/8019	OFFICER: Phillip Taylor DATE OF SITE VISIT: 20/11

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS modern uniform estate

3. DESCRIPTION OF SITE/BUILDING detached house - corner plot
s/s side extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 2 unaffected
Streetscene - highly visible no boundary treatment - gable roof mass/bulk

5. SITE CONSTRAINTS Streetscene - of going 2-storey

TREES —

ACCESS/PARKING x 3

LEVELS flat

BOUNDARY TREATMENT none on round side

OTHERS

Application Number : F/2002/8019	Map No : 68B
Case Officer : PT	Site Area : 0.03
Valid Date : 18.11.02.	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 1, Leney Close, , Wokingham.

Parish : WK Ward : NOR 22.11.02 -3.

Applicant : Mr/Mrs B Harden C/O K C Reader.

Fee Required: £110 Fee Received: £110 (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	3 parking spaces required	22.11.	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Flood Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

Site Note & See Map:...

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		27BENNING WAYWOKINGHAM	RG40 1XX
		29BENNING WAYWOKINGHAM	RG40 1XX
		31BENNING WAYWOKINGHAM	RG40 1XX
		33BENNING WAYWOKINGHAM	RG40 1XX
		40BENNING WAYWOKINGHAM	RG40 1XX
		1LENEY CLOSEWOKINGHAM	RG40 1YL
		2LENEY CLOSEWOKINGHAM	RG40 1YL
		1SHEFFORD CRESCENTWOKINGHAM	RG40 1YP
		3SHEFFORD CRESCENTWOKINGHAM	RG40 1YP

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8019

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2002/8019
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8019**
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Robertson

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

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8019

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/8019
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8019**
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Edwards

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

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8019

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/8019
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8019**
1, Leney Close, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor I Brown

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

Received by Wokingham District Council

Application No: F/2002/8019

Proposal:
Proposed first floor side extension to dwelling.

Location:
1, Leney Close, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8019 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

22 November 2002

Environmental Services

For office use only. Application number: 18.NOV.2002 8019

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.

WOKINGHAM UNITARY
Aiming for Excellence

8019 18 NOV 2002

1	Your name	
	Address and postcode	MR & MRS B HARDEN 1 LENEY CLOSE WOKINGHAM BERKSHIRE
	Phone number	
2	Agent's Name	
	Address and postcode	K C READER 29 DIAMOND WAY WOKINGHAM BERKSHIRE
	Phone number	0118 9792135
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	YES
4	Give brief details of the proposal for example, two storey side extension. About the application	TO BUILD ON TOP OF EXISTING EXTENSION TO ADD BEDROOM WITH A EN-SUITE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	HEATHER FACING BRICKS DOUBLE ROMAN CONCRETE TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	◦ 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: V C Reddy

on behalf of MR HARDAN

Date 12-11-02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Numbered 18.1.72. 1, LENEY CLOSE (PHASE 111 WILTSHIRE ROAD - LAING HOUSING) Plot 220

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Res Dev	27/5/70 c			
B/17/71			Det house & garage	16/9/71 c			
29887				19.3.88			
	BRA4390		Sh. Hi. (Mr. Harden)		5/2/88 APP		
F/2002/8019			1st/fl/s ext. (")				

PD Enq - Mr. Harden - Prop. Porch - 19/1/95