FAILEX SYSTEMS LTD
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LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO: **F/2000/3023**

LOCATION: **26 Wiltshire Road, Wokingham.**

APPLICANT: **Mr & Mrs Powis C/O Alan Barnes Consulting Engineers**

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

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **Karen Wildsmith**

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Powis
C/O Alan Barnes Consulting Engineers
The Street
Swallowfield
Berkshire
RG7 1QY

Application Number: F/2000/3023

Parish: **WOKINGHAM**

Location: **26, Wiltshire Road, 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, reason for which is specified hereunder.

Reason

1. The proposed development, by virtue of its depth and height would give rise to overlooking of the adjoining properties to the detriment of the amenity of their occupiers. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy SBE2 of the South East Area Local Plan and to policy WOS3 of the Wokingham District Local Plan Deposit Draft (as amended).

Informative

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

Berkshire Structure Plan Policy LD3.

South East Area Local Plan Policy SBE2.

Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: 

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

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/3023

Applicant : Mr & Mrs Powis C/O Alan Barnes Consulting Engineers.

Location : 26, Wiltshire Road, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	9/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 9-1-01 and 16-02-01

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 05/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town Council have no objections but are concerned about whether there's enough parking on site.

2 letters from concerned neighbours from 'Danesfield' over the road.

1 objection from neighbour at 33 Rectory Rd.

Comments on parking by Highways.

Planning Issues :

1. Inappropriate design - in terms of relationship with adjoining site (S3 & E2)
2. Development Control principles - inappropriate scale with detriment to amenities of adjoining land uses + occupiers. (WOSS)

Application Number: F/2000/3023

Appraisal :

The proposal is for a first floor side extension to the property, in addition raising the opposite side elevation to include 2 new windows overlooking the adjacent property living and bedrooms. The proposal also is for a new rear window to the rear of the property overlooking the garden of the neighbouring property

1+2 The proposal is an inappropriate design, with windows overlooking the neighbours property and garden (33 Keeley Rd). This would have an adverse effect upon the character of the area by virtue of its siting, scale, form + massing.

2 The proposal is an inappropriate scale with detriment to the amenities of the neighbouring occupiers.

Wokingham Town Council say that bearing in mind the nature of the Wiltshire Road, at this point, is there sufficient parking on site.

Neighbours from 'Deerfield' are concerned that the flats. occupiers of 26 Wiltshire would use the parking at

Residents at 33 Keeley Rd complain of loss of privacy. due to 3 more windows overlooking them.

Highways say the driveway must be widened by a minimum of 7.2 metres + there must be room for 4 cars, in the interests of highway safety.

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

(tick appropriate box)

Application Number F/2000/3023
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			(1) The proposal is an inappropriate design in terms of its relationship with the adjoining property.
			Reason: To safeguard the residential and visual amenities of the occupiers of the neighbouring property.
			(2) The proposal is an inappropriate scale of activity + character to the area to the detriment of the neighbouring property.
			Reason: To safeguard the residential and visual amenities of the occupiers of the neighbouring property.
(1)			The proposed development, by virtue of its depth and height would give rise to overlooking of the adjoining properties to the detriment of the enjoyment of their occupiers and contrary to Policies LD3 of the Berkshire Structure Plan; SBE2 of the South East Area Local Plan; and WOS3 of the Wokingham District Local Plan Draft (as amended).
		~~Reason~~	~~To safeguard the residential and visual amenities of the occupiers of the neighbouring properties.~~

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

John Mitchell
19/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 26 Wiltshire Road Wokingham.

APPLICATION NUMBER: F/2000/3023

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 9/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Generally
Similar Properties with many Dormer windows.

3. DESCRIPTION OF SITE/BUILDING
1st floor extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES
little Impact, although raised windows on 1st floor

5. SITE CONSTRAINTS

TREES Yes

ACCESS/PARKING Yes - room for 1 in garage plus about 3 on Drive

LEVELS

BOUNDARY TREATMENT

OTHERS

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

PLANNING
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38651
15 2001
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Wokingham District Council
P O Box 157
Council Offices
Shute End
Wokingham RG40 1BN

Ref. A171L/26600/1201/RS

12 January 2001

2000/3023

Dear Sirs

EXTENSION TO 26 WILTSHIRE ROAD, WOKINGHAM RG40 1TP

Further to your recent note, please find enclosed amended drawings, as per the attached issue sheet, for the above Planning Application.

Yours faithfully

Rahul Sankhla BSc, MI StructE, C.Eng.
ALAN BARNES CONSULTING ENGINEERS

Encl. Drawings

Cc Mr & Mrs Powis
File

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL READING (0118) 9884010
FAX READING (0118) 9882386

DRAWING ISSUE REGISTER

SHEET 1 OF 1 ISSUE

☐ COMMENT ☐ APPROVAL

☐ INFORMATION ☐ TENDER

PROJECT TITLE	JOB No.	DATE OF ISSUE			
26 WILTSHIRE ROAD		08	12 00	10	01 01
WOKINGHAM	26600				
BERKSHIRE					

SIZE	DRAWING TITLE	DRG. No.		
A1	EXISTING AND PROPOSED FLOOR PLANS	26600/01	X	A
A1	EXISTING AND PROPOSED ELEVATIONS	26600/02	X	
A2	SITE PLAN	26600/03	X	A
A4	SITE LOCATION PLAN	26600/SK01	X	
A4	BLOCK PLAN	26600/SK02	X	

DISTRIBUTION	No. OF COPIES	
WOKINGHAM DISTRICT COUNCIL	6	6
MR AND MRS POWIS	1	1
FILE	1	1

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 18/01/01

Re: Extension to 26 Wiltshire Road, Wokingham, RG40 1TP :

F/2000/3023

Please find attached a copy of plans making amendments to the original planning application. The plans show a new window on the ground floor and additional parking spaces.

Please could I have your comments on the amended plans.

Karen

CONDITIONAL APPROVAL.

1. C049, R049.
2. Driveway must be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this. Reason: Interests of highway safety & convenience.
3. C122, R122.
4. C128, R128
5. C129, R129
6. C130, R130.

Adam Coggins
19/01/01

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET SWALLOWFIELD, READING, BERKS, RG7 1QY
TEL: (0118) 988 4010 www.alanbarnes.co.uk
FAX: (0118) 988 2386 e-mail: reading@alanbarnes.co.uk

Fax

PLANNING DEPT.

To: MS. K. WILDSMITH **Company:** WOKINGHAM DC.

Fax: 9 74 67 24 **Pages:** 2

From: RAHUL SANKHLA **Date:** 19-03-01.

Re: 126 WILTSHIRE ROAD WOKINGHAM. **CC:**

Job No: 266.00 **Job Name:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref. A178L/26600/1903/RS

Planning Department
Wokingham District Council
P O Box 157
Council Offices
Shute End
Wokingham RG40 1WR

19 March 2001

For the attention of Ms K Wildsmith

Dear Madam

126 WILTSHIRE ROAD, WOKINGHAM
RG40 1TP – YOUR REF. F/2000/3023

With respect to our recent telephone conversations, I understand you are awaiting a decision from your Line Manager with regards to the above application.

As you are aware our clients are anxiously awaiting any comments you may have. We are willing to meet with yourself to discuss any contentious issue with a view to reaching an amicable solution.

We would be grateful if you could confirm the position of the application and perhaps arrange a meeting.

We look forward to your earliest response.

Yours faithfully

Rahul Sankhla
ALAN BARNES CONSULTING ENGINEERS

Cc Mr & Mrs Powis
File

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref. A178L/26600/1903/RS

Planning Department
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We would be grateful if you could confirm the position of the application and perhaps arrange a meeting. 41368 KW

We look forward to your earliest response.

Yours faithfully

Rahul Sankhla
ALAN BARNES CONSULTING ENGINEERS

Cc Mr & Mrs Powis
File

Principal: Alan Barnes BSc (Eng) C Eng MICE MI Struct E
Associate: Kenneth Paul C Eng MI Struct E

26/2/01

Mr + Mrs Colbourn
33 Revoy Rd – object.

I said I'd send them a copy of the decision letter.

Kate

18/1/01

26 Lilthshire Rd. Wokingham.

On Friday 12th January Mr + Mrs Jones visited me to object to the above application - They have since written to object.

The principal reason for objection is on highway grounds - Incr in traffic + need for more car parking.

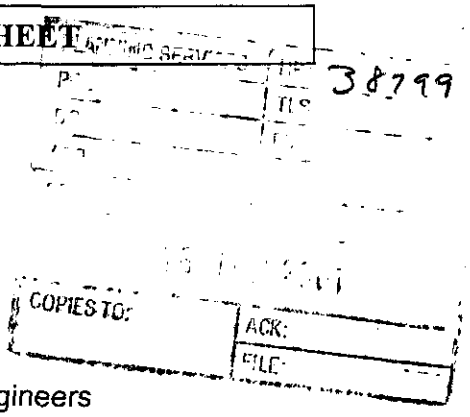
Also invasion of Privacy.

The residents of 26 Lilthshire also chopped down trees (no TPOs) resulting in a feeling of overlooking.

- but a planning reason for refusal?

Kate

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Karen Wildsmith

Application Number: F/2000/3023

Proposal: Proposed first floor side extension to dwelling.

Site Address: 26 Wiltshire Road , Wokingham

Applicant: Mr & Mrs Powis C/O Alan Barnes Consulting Engineers

Your observations are required in respect of this application **by 14/01/2001**

No objections

Comment: Bearing in mind the nature of the Wiltshire Road at this point, is there sufficient parking on site?

SIGNED: _____ **DATE:** 17/01/2001

CLERK TO Wokingham Town Council

Recd 1.45pm 17.1.01

[illegible] SERVICES	HPT
POL	TLS
CC	ENF
APP	GDS KW
CS	
18 JAN 2001	
COPIES TO:	ACK: ✓ 18/1
	FILE:

3 Danesfield
Wiltshire Road
Wokingham
RG40 1QU

Dear Mr Mitchell,

Reference Application Number F/2000/3023

I am writing to object to this application for the reasons set out below.

The proposed development will have an adverse impact on traffic flow and parking space. Vehicles delivering materials, and workmen, will have nowhere to park legally. In the longer term, the extended property will be capable of housing more people and therefore increase pressure on parking space and traffic flow on a very busy, one way system; in an area which has already been subject to over development.

Until recently the property was screened from our view by mature trees, the removal of which has caused our property to be overlooked. The proposed development will result in our property being overlooked from two different levels. The very recent planting of, what looks like, Leilandii trees does not inspire confidence.

Yours sincerely,

Bernard Jones

Karen Wildsmith

From: Julian [Julian@richard-worth.co.uk]
Sent: 17 January 2001 10:19
To: 'Karen.wildsmith@wokingham.gov.uk'
Subject: Danesfield

Dear Ms Wildsmith,

Re: Apartments at Danesfield - application for gates to be constructed.

Please could you look at the application that was made about one year ago for the above property with reference to the gates - and its refusal.

If you were to now look at the parking area that number 26 Wiltshire Road currently has, there are between 3 and 4 off road parking spaces, which the residents of that property either have to reverse into or reverse out of, onto the busy Wiltshire Road. The parking area for that property is not much greater than the "pull off" area that is available in front of the pillars to our apartment block opposite.

Since the residents at our apartments were quite happy for the gates at Danesfield to be set on timers, to be open during peak hours (when traffic flow was heaviest) - I cannot see how the council were not prepared to allow these gates to be fitted. Although the area in front of the gates was not deep enough for the Highways department to be satisfied, there is a much safer entry and exit area on this property than the one across the road, and with only ten apartments in the block and the total amount of cars owned by residents being only nine, perhaps you can reconsider what we may do in order for the council to allow us to put the gates up. It is not feasible, as was suggested, to move the pillars further back, but considering that the residents are open to the council imposing restrictions on the times that the gates may be closed, can you look at this for us again please.

We want the gates to be at the property, so that they can be closed during the night time, to decrease the risk of car theft or vandalism. Daytime theft is unlikely as the apartments have a good security system.

I look forward to hearing from you shortly,

Mr J Kremer

Please reply to my office e-mail address: julian@richard-worth.co.uk

1933

ADDRESS 1-11 BANKSFIELD (& THE RECTORY) WILTSHIRE ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/65192/F	MILLGATE HOMES	14 FLATS - 2 BEDS 1 FLAT - 1 BED CAR PARKING	5.6.97	Re
97/66369/F	"	10x2 BED. FLATS	11.3.98	C
		1x1 " "		L.
ON 98/0126	"	DEM. OLD RECTORY	2.2.98	
6098/7335	"	11 2 bed flats	7.4.98	C/A.
99/70208/F	Danesfield Mngmt Co. Ltd	Front entry gates	14.9.99	R

MINISTRY DECISION

SPECIAL ORDERS TPO 882/97 97/66369 - LA SIGNED - 2.3.98

Karen Wildsmith

From: Julian [Julian@richard-worth.co.uk]
Sent: 17 January 2001 10:00
To: 'karen.wildsmith@wokingham.gov.uk'
Subject: 26 Wiltshire Road, Wokingham

Danesfield

Wiltshire Road

Wokingham

Berkshire

Dear Ms Wildsmith.

Re: Planning application for 26 Wiltshire Road, Wokingham

As discussed with you this morning, I am writing with reference to the above planning application. I wanted to draw to your attention a concern with reference to any building work that is to be carried out at number 26. It is quite possible that the contractors vehicles and the owners vehicles will be short of parking space within the boundaries of their property whilst the extension is constructed.

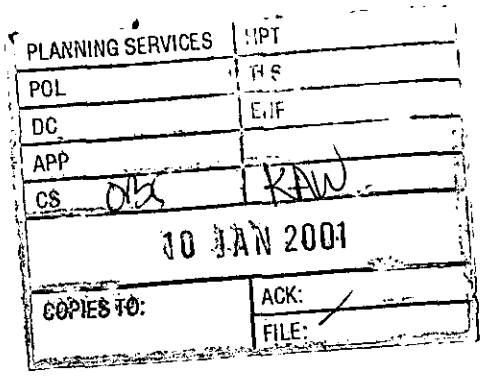
During last year when there was a drainage problem at 26 Wiltshire Road the contractors vehicles and the owners vehicles either partly blocked the entrance driveway to Danesfield, or parked in the private parking spaces within our grounds. The owners of 26 Wiltshire Road. were asked to remove their cars from our property, but their attitude at that time was that they seemed to think that any vacant parking spaces at our property were an overflow parking area which they could use, when their driveway was full.

I would therefore ask that the necessary steps are taken to prevent this occuring, if the planning application were to be accepted. The residents of Danesfield would not park in the driveway of number 26 Wiltshire Road, which is exactly what the residents of that property chose to do last year at our apartments.

Yours sincerely

J Kremer

Recd 9.05 AM 10.1.01



Great Mead
33, Rectory Road
Wokingham
Berkshire
RG40 1DP

Ms K Wildsmith
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8th January 2001

Dear Ms Wildsmith

We write regarding application number F/2000/3023 at 26, Wiltshire Road, Wokingham. Having viewed the application, we would like to express our concerns.

Whilst we have no objection in principle to an extension to the above property, we are worried that our privacy will be compromised by the three new windows to the side and rear elevations.

Though two of the windows - those to the side elevation - are existing, they are at present only at first-floor floor level, designed presumably to allow light to enter but not to allow direct vision into our property which is approximately only 12 metres away. Should the proposed windows be installed, there will be direct vision into our kitchen, family room, master bedroom and adjacent bedroom.

The proposed new window to the rear elevation will overlook our garden. Having moved into this house less than six months ago, to lose the seclusion and privacy of the garden — one of the major attractions of the property — would obviously be very disappointing.

We wonder whether the windows, if deemed necessary for the allowance of light, might either be glazed with obscuring glass or changed to velux windows installed above head height to a sloping roof.

We would very much appreciate a site visit from yourself which would allow you to assess our concerns.

Yours sincerely

J Colbourn — N Colbourn

MR N J + MRS S. COLBOURN

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 21 December 2000

Application Number: F/2000/3023

Proposal: Proposed first floor side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
26, Wiltshire Road, , Wokingham.

Applicant:
Mr & Mrs Powis C/O Alan Barnes Consulting Engineers.

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

✓ below as applicable;

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

Comment

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Signed: _____ **Print name:** Adam Coggins

4/1/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

688/25B

Start date: 11 DEC	Map No. ..... Site ..005..
Officer: KW | Application No. F/2000/3023	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: 26 WILTSHIRE ROAD

Parish: WOKINGHAM Ward: Norreys

21.12.2000 R

Applicant: MR/MRS POWIS

Fee Received 95-00 Required ..... Additional ..... Refund .....

(12)

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	- Parking – 4 vehicles (5 bedrooms shown on floor plan) - Hatch position of ext. on block plan.	21.12.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	- New study window (to R. of chimneybreast) shown on proposed elev. but not on prop. fl. plan.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.12.2000 12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps
.....

NEIGHBOURS:

S/N + see map.
.....
.....
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26, WILTSHIRE ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
R/20/58			Conversion into 2 self-contained flats with 2 Bathrooms	NOC 20/20A			
B/R/148/73	9476M	18.5.73	House extension and garage	6.6.73C	26.6.73R		
	9576M	31.7.73	2/storey extension and garage		21.8.73R		
PD00729		18.4.74	Garden shed.	2.5.74			
	9576M		2/storey extension + garage (Mr. Yeates)		1.4.74 App (Revised)		

ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL READING (0118) 9884010
FAX READING (0118) 9882386

DRAWING ISSUE REGISTER

SHEET 1 OF 1 ISSUE

☐ COMMENT ☐ APPROVAL

☐ INFORMATION ☐ TENDER

PROJECT TITLE	JOB No.	DATE OF ISSUE
26 WILTSHIRE ROAD WOKINGHAM BERKSHIRE	26600	08 12 00

SIZE	DRAWING TITLE	DRG. No.	
A1	EXISTING AND PROPOSED FLOOR PLANS	26600/01	X
A1	EXISTING AND PROPOSED ELEVATIONS	26600/02	X
A2	SITE PLAN	26600/03	X
A4	SITE LOCATION PLAN	26600/SK01	X
A4	BLOCK PLAN	26600/SK02	X

11 DEC 00 3023

DISTRIBUTION	No. OF COPIES
WOKINGHAM DISTRICT COUNCIL	6
MR AND MRS POWIS	1
FILE	1

1959/a

HOUSEHOLDER PLANNING APPLICATION

11. DEC. 2023

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS POWIS
	ADDRESS	26 WILTSHIRE ROAD
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG40 1TP Tel. No. 0118 978 2645
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ALAN BARNES CONSULTING ENGINEERS
	ADDRESS	THE STREET
		SWALLOWFIELD, READING
		BERKS
	POST CODE	RG7 1QY Tel. No 0118 988 4010
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS 1 ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ADDITION OF SECOND FLOOR TO EXISTING SINGLE STOREY

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / ~~NO~~

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — TIMBER & BRICKWORK & TILING TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95.00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED K G Webb c/o ALAN BARNES ON BEHALF OF MR & MRS POWIS

DATE 8/12/00

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 19 April 2001
My ref: Planning application F/2000/3023
Your ref:

Mr & Mrs S Colbourn
Great Mead
33 Rectory Road
Wokingham
Berkshire RG40 1DP

Dear Mr & Mrs Colbourn,

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AT 26 WILTSHIRE ROAD, WOKINGHAM

Further to our telephone conversations regarding you're objection to the planning application for development at 26 Wiltshire Road, I can confirm that the planning application was refused on the 19th March 2001. I have enclosed a copy of the refusal notice for you, as requested.

The applicants may submit a further planning application or they may also appeal against the refusal of planning permission. If we receive another planning application at this site, you would be notified as before.

If I can be of any further help, please contact me on the above telephone number.

Yours sincerely,

Miss Karen Wildsmith
Planning Enforcement Team

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

Tel: 0118 974 6502

Date: **21 December 2000**

My ref: F/2000/3023

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2000/3023
26, Wiltshire Road, , Wokingham.
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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/3023**
26, Wiltshire Road, , Wokingham.
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 Edwards

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

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

Tel: 0118 974 6502

Date: **21 December 2000**

My ref: F/2000/3023

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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John Mitchell
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/3023

Applicant : Mr & Mrs Powis C/O Alan Barnes Consulting Engineers.

Location : 26, Wiltshire Road, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	9/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 9-1-01 and 16-02-01

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 05/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town Council have no objections but are concerned about whether there's enough parking on site.

2 letters from concerned neighbours from 'Danesfield' over the road.

1 objection from neighbour at 33 Rectory Rd.

Comments on parking by Highways.

Planning Issues :

1. Inappropriate design - in terms of relationship with adjoining site (S3 & E2)
2. Development control principles - inappropriate scale with detriment to amenities of adjoining land uses + occupiers. (WOSS)

Application Number: F/2000/3023

Appraisal :

The proposal is for a first floor side extension to the property, in addition raising the opposite side elevation to include 2 new windows overlooking the adjacent property living and bedrooms. The proposal also is for a new rear window to the rear of the property overlooking the garden of the neighbouring property

1+2 The proposal is an inappropriate design, with windows overlooking the neighbors property and garden (33 Keeley Rd). This would have an adverse effect upon the character of the area by virtue of its siting, scale, form + massing.

2 The proposal is an inappropriate scale with detriment to the amenities of the neighbouring occupiers.

Wokingham Town Council say that 'bearing in mind the nature of the Wiltshire Road at this point, is there sufficient parking on site?'

Neighbours from 'Denfield' are concerned that the the flats occupiers of 26 Wiltshire would use the parking at

Residents at 33 Keeley Rd complain of loss of privacy, due to 3 more windows overlooking them.

Highways say the driveway must be widened by a minimum of 7.2 metres + there must be room for 4 cars, in the interests of highway safety.

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

(tick appropriate box)

RECORD OF SITE VISIT

SITE ADDRESS: 26 Wiltshire Road
Wokingham.

APPLICATION NUMBER: F/2000/3023

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 9/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Surrounded by similar Properties with many Dormer windows

3. DESCRIPTION OF SITE/BUILDING
1st floor extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES
little Impact, although raised windows on 1st floor

5. SITE CONSTRAINTS

TREES Yes

ACCESS/PARKING Yes - room for 1 in garage plus about 3 on Drive

LEVELS

BOUNDARY TREATMENT

OTHERS

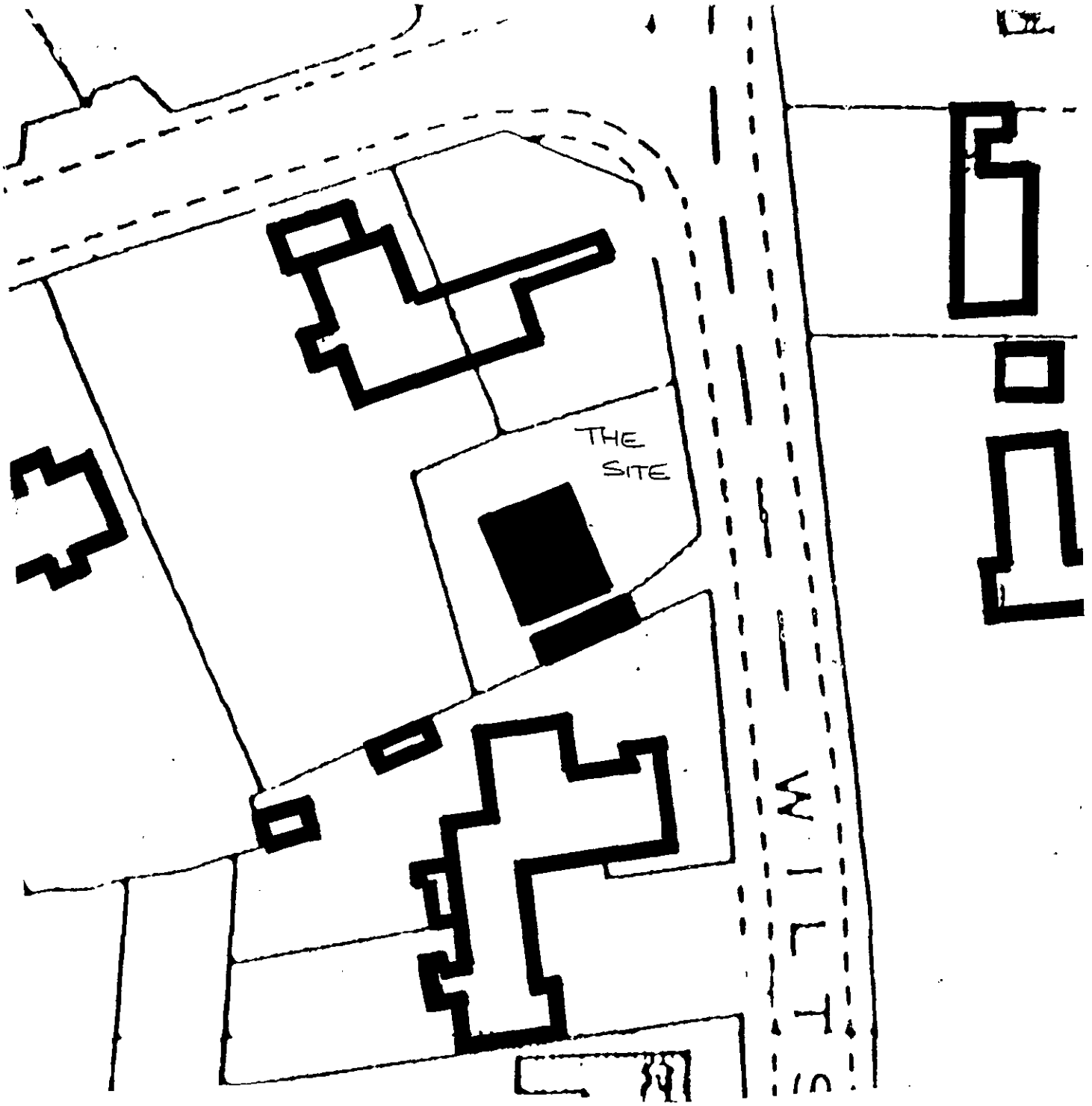
Application Number F/2000/3023
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			(1) The proposal is an inappropriate design in terms of its relationship with the adjoining property.
			Reason: To safeguard the residential and visual amenities of the occupiers of the neighbouring property.
			(2) The proposal is an inappropriate scale of activity + character to the area to the detriment of the neighbouring property.
			Reason: To safeguard the residential and visual amenities of the occupiers of the neighbouring property.
(1)			The proposed development, by virtue of its depth and height would give rise to overlooking of the adjoining properties to the detriment of the amenity of their occupiers and contrary to Policies LD3 of the Berkshire Structure Plan, SBE2 of the South East Area Local Plan; and WO53 of the Wokingham District Local Plan Draft (as amended).
			~~Reason: To safeguard the residential and visual amenities of the occupiers of the neighbouring properties.~~

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WO53
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

John Mitchell
19/3/07

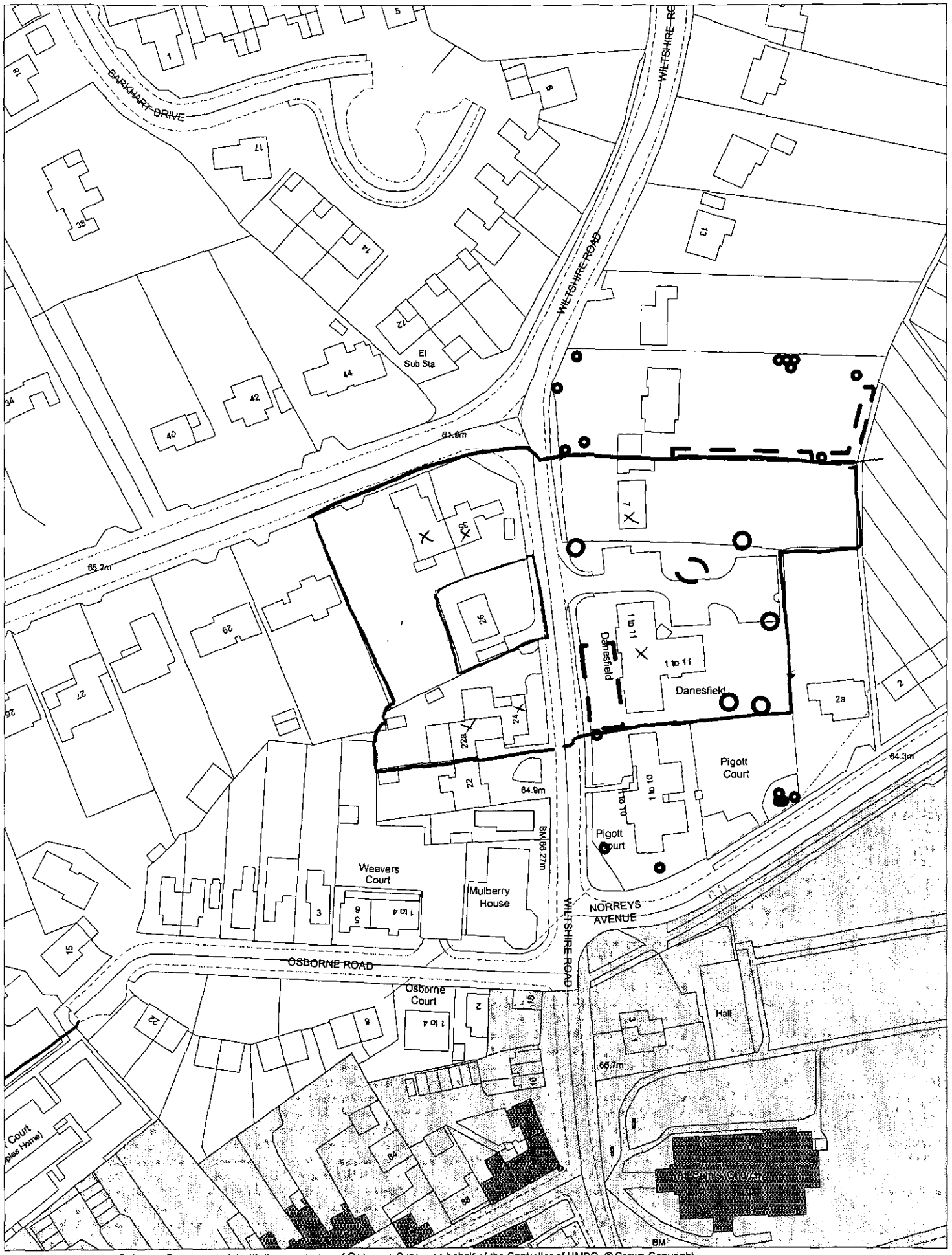
11 DEC 2000 5523



JOB TITLE: 26 WILTSHIRE ROAD, WOKINGHAM			
DRG. TITLE: BLOCK PLAN			
DRAWN	CHECKED	DATE: DEC 2000	SCALE: 1:500
DRG. No: 26600/SK02	CLIENT: MR AND MRS POWIS		

AB
ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX: (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk

11.DEC.'00MON 3523



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Development Control Section, Environmental Services, Wokingham District Council.

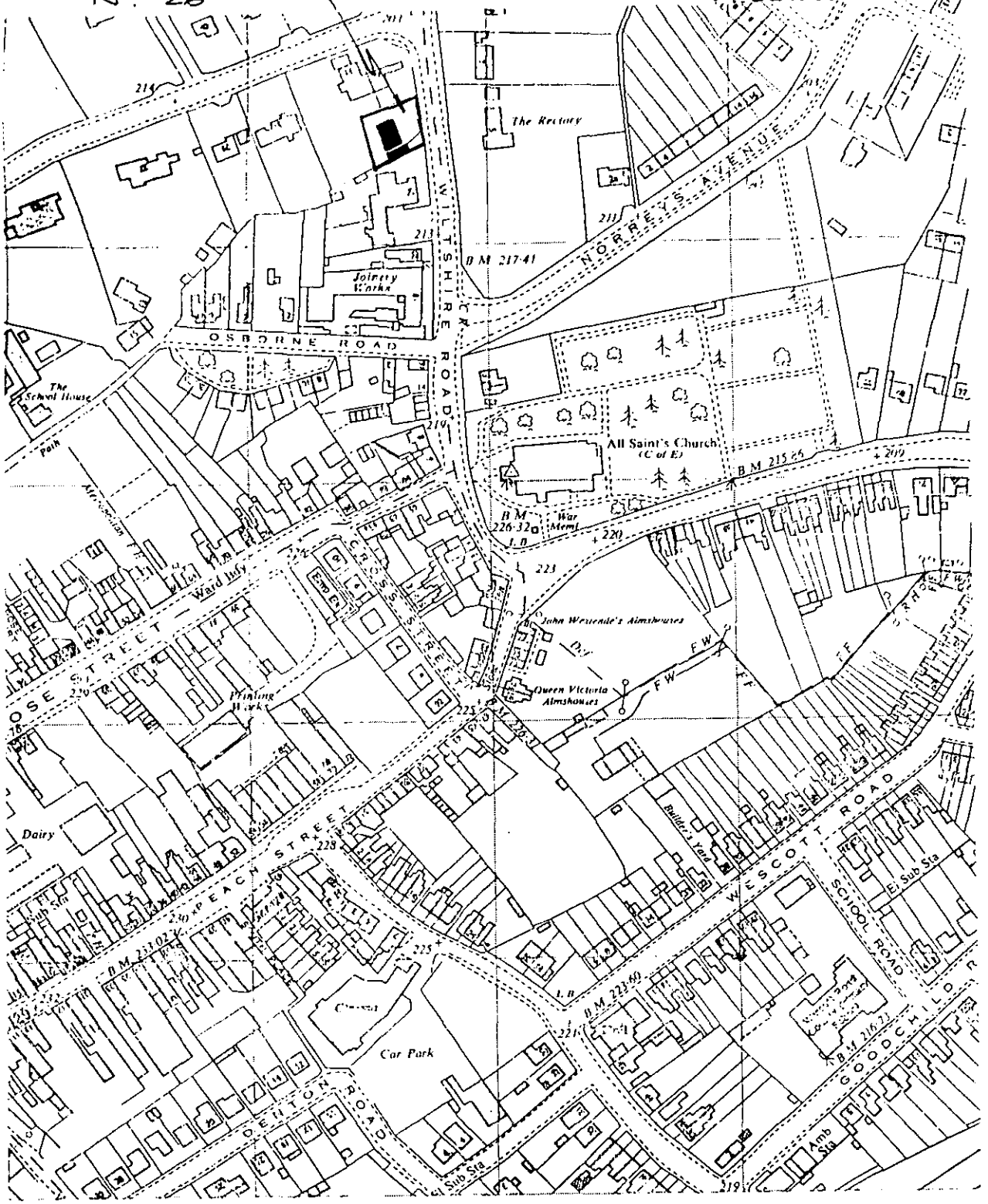
20 December 2000

Scale: 1 : 1250

N
W E
S

THE SITE —
No. 26

11 DEC 2000 3023



JOB TITLE: 26 WILTSHIRE ROAD, WOKINGHAM			
DRG. TITLE: SITE LOCATION PLAN			
DRAWN	CHECKED	DATE: DEC 2000	SCALE: 1:2500
DRG No: 26600/SK01	CLIENT: MR AND MRS POWIS		

AB
ALAN BARNES
Consulting Civil and Structural Engineers
THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: READING (0118) 988 4010 FAX: (0118) 988 2386
email : reading@alanbarnes.co.uk
website : www.alanbarnes.co.uk

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Tel: 0118 974 6502

Date: **21 December 2000**

My ref: F/2000/3023

CONFIDENTIAL

Councillor 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
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Councillor Robertson

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