SYSTEMS LTD

SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0555

LOCATION:
98 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs G R Griffin C/O Andesign

PROPOSAL:
Proposed two storey and single storey side extensions to dwelling.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs G R Griffin
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0555

Parish: **WOODLEY**

Location: **98 Loddon Bridge Road, Woodley, Reading**

Proposal: **Proposed two storey and single storey side extensions 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 reason of its bulk, massing and location would form an obtrusive and overbearing development to the detriment of the residential amenity of the occupiers of the neighbouring dwelling. As such the proposed development is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 04 May 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.

Received by Wokingham District Council

Application No: F/2000/0555

Proposal:
Proposed two storey and single storey side extensions to dwelling.

Location:
98 , Loddon Bridge Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0555 NL
BUILDING CONTROL NUMBER	FP2000/0283 Paul
APPLICANT/AGENT	Andesign
ADDRESS OF SITE	98 Wadden Bridge Road WOODLEY
DESCRIPTION OF PROPOSED WORK	2 storey/s/s side 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	4/5/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	12/5/00	

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	

Application Number F/2000/0555
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its bulk, massing and location would ~~[illegible]~~ form an obtrusive and overbearing development ~~impact~~ to the detriment of the occupiers of the residential amenity of the neighbouring dwelling. As such the proposed development is contrary to policy LRE2 of the Loddon Area Local plan and policies WOS3 and WBE1 of the Wokingham District Local plan
			wording amended by IJ

RECORD OF SITE VISIT

SITE ADDRESS: 98 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/0555

OFFICER: Nicola Lake

DATE OF SITE VISIT: 24.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2 s Semi Detached Dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 100 - Set forward of the property - the back of No 100 starts about 2.5m back from the rear of 98. 98 is angled slightly away from 98. No 100 has no side facing windows but patio doors on the back. They also have a rear ext across half of the rear of their house/the furthest half. No 98 has a small lean to flat roof ext - then a full Brick pitched roof ext.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6ft wooden fence.

OTHERS

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0555

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0555
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control *Sub-Committee for decision please fill in the form below.*
This form must be received no later than 26th April 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0555**
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0555

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

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0555
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28th April 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0555**
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0555

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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

Dear Councillor

Application Number: F/2000/0555
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28th April 2000

Yours faithfully

John Nutcher pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0555**
98 , Loddon Bridge Road, Woodley, Reading.
Proposed two storey and single storey side extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0555

Applicant : Mr & Mrs G R Griffin C/O Andesign.

Location : 98, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed two storey and single storey side extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	24.2.2000 25.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24.2.2000

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :

Woodley P.C - 'No Comment'

Highways - No objection subject to Conditions

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the Neighbouring dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/0555

Appraisal :

1.) Impact upon the neighbouring dwelling.
The proposed development is for a two storey side extension, with a single storey rear extension. The proposed development has no side facing windows, however No 98 does stand further back than 100, while No 98, does angle away from No 100, the 2/s rear extensions would overshadow and be overbearing to the adjacent dwelling. As such, the proposed development would have a detrimental impact upon the residential amenity of the adjacent dwelling.

2.) Impact upon the street Scene.
The proposed development is set back from the front of the dwelling with a corresponding set down in the ridge height. The property is also at an angle and set further back than No 10. As such the proposed development is in keeping with the character and appearance of the existing dwelling and the wider area. Therefore, there will be no detrimental impact upon the street Scene.

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

FROM: Nicola Lake

DATE: 17 February 2000

DELEGATED

Consultation Sheet

Woodley

Application Number: F/2000/0555

Proposal: Proposed two storey and single storey side extensions to dwelling..

Site Address: 98 , Loddon Bridge Road, Woodley, Reading.

Applicant: Mr & Mrs G R Griffin C/O Andesign.

Your observations are required in respect of this application **by 12/03/2000** .

No comment.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: Anne Keenan DATE: 8.3.00.

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 17 February 2000

Application Number: F/2000/0555

Proposal: *Proposed two storey and single storey side extensions to dwelling..*

Site Address:
98 , Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr & Mrs G R Griffin C/O Andesign.

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).

Sc 23- Parking, Garaging & Turning (SR06)

IN08

Signed: N.S. Trotter **Print name:** N Trotter

24-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000	Map No. 47/47 Site 0:05
Officer: NL | Application No. F/2000/0555	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY AND SINGLE STOREY SIDE EXTENSIONS TO DWELLING

Location: 98 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon. 17-2-2000

Applicant: MR/MRS GRIFFIN

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

Enforcement (2) 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			
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 : 17.2.2000 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:

.....

.....

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

✓

NEIGHBOURS:

S/N+ 39 Rivermead Road

ADDRESS 98 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7672(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 08.FEB.2000* 0555

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 Address and postcode Phone number	MR & MRS G.R. GRIFFIN 98 LODDON BRIDGE ROAD WOODLEY BERKS RG5 4AN 9618336
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY/SINGLE STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

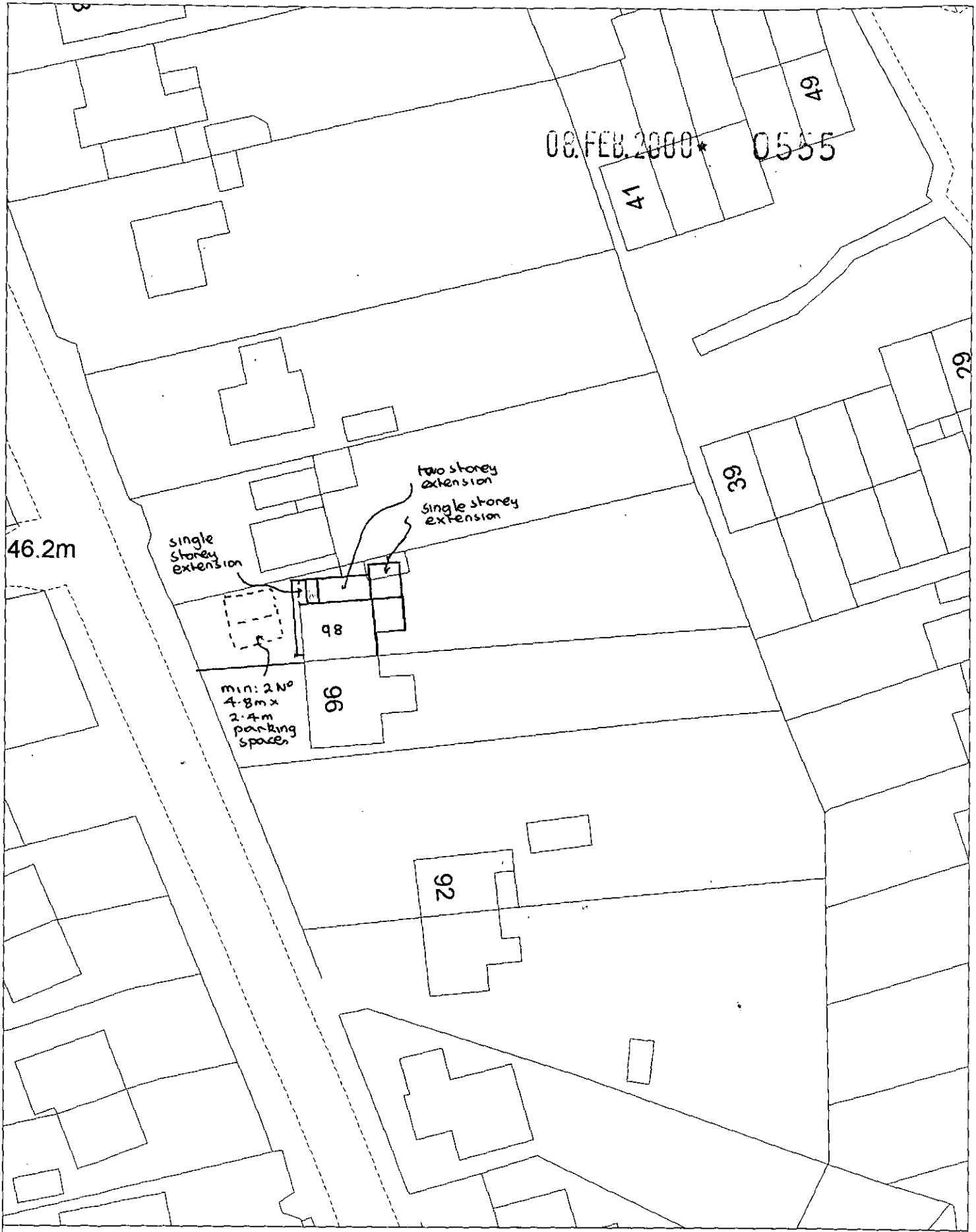
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS G.R. GRIFFIN

Date 7.2.2000

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



Site Plan, Scale: 1 to 500

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Date: 4 February 2000

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Site Plan, Scale: 1 to 2500

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Date: 4 February 2000

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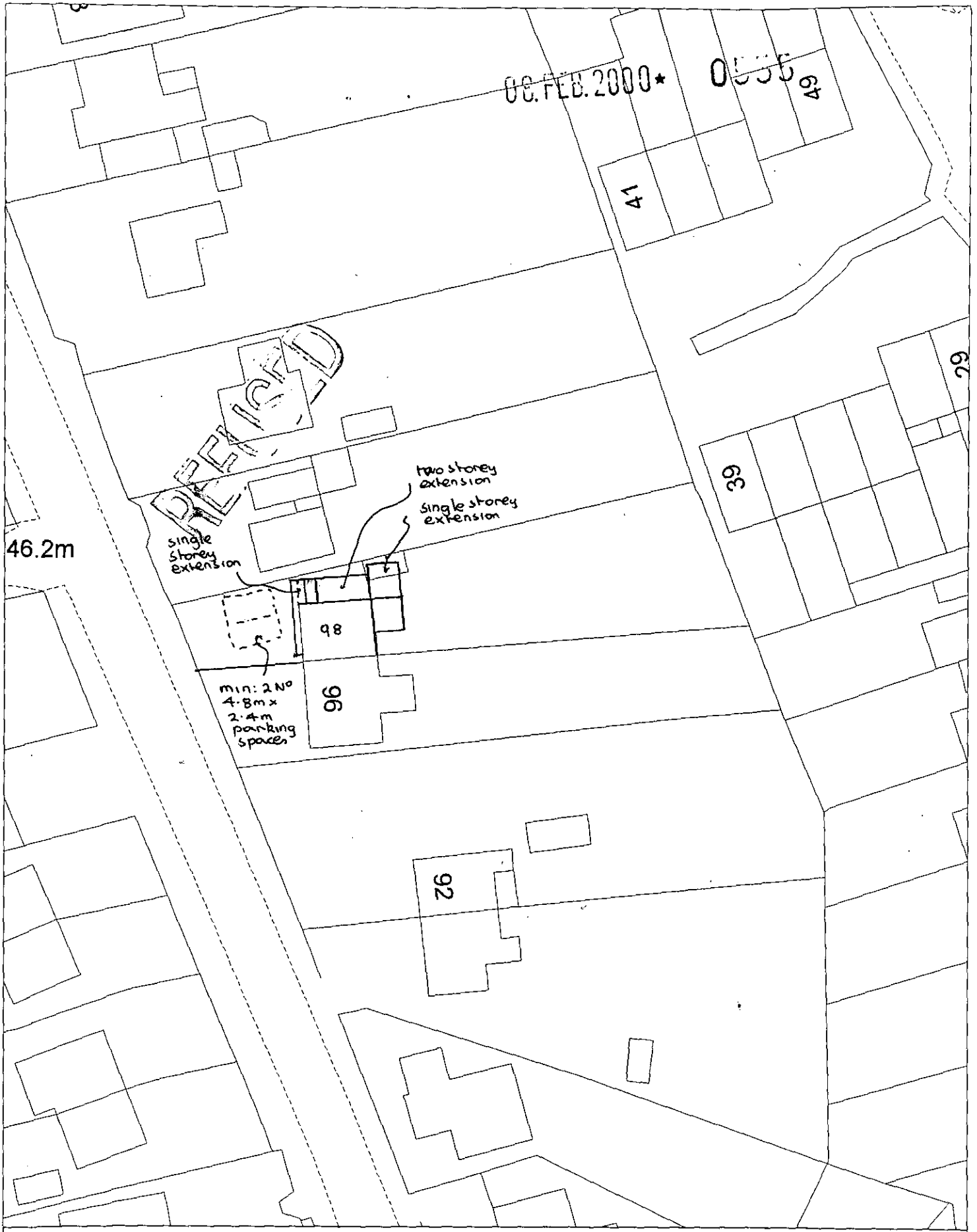

Site Plan, Scale: 1 to 500

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Date: 4 February 2000

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