APPLICATION NO:
F/2000/1828

LOCATION:
5 Frimley Close, Woodley Reading.

APPLICANT:
Mr K Reid C/O [Eter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Reid
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1828

Parish: **WOODLEY**

Location: **5, Frimley Close, Woodley, Reading.**

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

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

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the streetscene and to the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 16/08/2000

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.

REFUSED.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECK

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER		CA
BUILDING CONTROL NUMBER	82	Nick.
APPLICANT/AGENT	Pe	
ADDRESS OF SITE	3	lose
DESCRIPTION OF PROPOSED WORK	2	ext

DRAWING NUMBERS	BC
BLOCK PLAN	
ELEVATIONS	
FLOOR PLANS	

CHECKLIST	
PERMITTED DEVELOPMENT	
APPLIC. NECESSARY-NOT RECEIVED	
APPLIC.RECEIVED & APPROVED	
APPLIC.RECEIVED-NO DECISION	
APPLIC.REFUSED	
DIFFERENCES BETWEEN DC/BC DRA	
IF YES, WHAT ARE THE DIFFERENCE	
DATE	

PROBLEMS	
PLANNING PERMISSION NEEDED	
REVISED PLANS NEEDED	
PLANNING APPLIC.REFUSED	
WAIT FOR PLANNING DECISION	

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1828

Applicant : Mr K Reid C/O [Eter H Watkins.

Location : 5, Frimley Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/7

Date of Neighbour Notifications : .....

Date of Site Visit : 26/7

Date Registered : 22/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application <u>will have expired on</u>: <u>17/08/2000.</u> 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 :

WOODLEY TOWN COUNCIL - OBJECT → Overdevelopment
→ massing effect
→ unneighbourly

HIGHWAYS - RECOMMEND APPROVAL → Parking conditions.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON THE STREET SCENE.

Application Number: F/2000/1828

Appraisal :

IMPACT UPON THE NEIGHBOURING PROPERTIES

The application being considered is a proposed two storey side extension to dwelling. There are no additional proposed side facing windows.

The proposed two storey side extension would project out 3.2 metres from the front of the property and 6.6 metres at the rear and is located approx 1½ metre from the shared boundary with NO 4 Frimley Close. The extension has a gable roof design which stands at 5.3 metres to the eaves and 8.2 metres to the ridge. As such the proposed extension would form an overbearing and dominant feature to the detriment of the residential amenity of NO 4 Frimley Close.

At the rear the proposed extension ends in line with the existing building line of the original dwellinghouse. There are two additional first floor windows proposed. However there is high screening to the rear of the property which screens any potential overlooking from NO 106 Wrotham Road.

Although the proposed extension would be angled away from NO 4 Frimley Close the proposed bulk and massing of the two storey side extension would have an overbearing and dominant impact upon the residential amenity of this neighbouring property.

IMPACT UPON THE STREET SCENE

The proposed development is set back at first floor level by approx 1 metre. However the property does has a prominent position in the street scene and it is considered that the proposed development will have a significant detrimental impact upon the character of the existing dwelling and the wider area.

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

Application Number F/2000/1828
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	The proposed development by reason of its bulk, and massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the occupiers of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the London Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.
			Street scene and block plan

16/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Frimley Close Woodley Reading.

APPLICATION NUMBER: F/2000/1828

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/7

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. 148 - 26/7

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

2 STOREY SEMI-DET.

DET GARAGE

4. RELATIONSHIP TO ADJOINING PROPERTIES

LARGE WINDOW of 4 ~~faces~~ proposed dev (but at distance). NOT OBSCURED.
Small garden to No 4.
No 6 - 2 close windows in rear elevation

U. EXTENSIVE EXTN

5. SITE CONSTRAINTS

TREES - FRUIT TREE IN GARDEN.

ACCESS/PARKING - 2/3 SPACES + GARAGE.

LEVELS LOWER No 4.

BOUNDARY TREATMENT - 1M CB fence to det garage.

OTHERS Boundary with 4 - det garage
- 1m 3 board fence to No 6 at front.
LARGE TREES TO REAR.

1.8 CB FENCE WITH No 3.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 04 July 2000

Application Number: F/2000/1828

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
5, Frimley Close, Woodley, Reading.

Applicant:
Mr K Reid C/O [Eter H Watkins.

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 (INSERT: Garaging & Parking).

SR:06

Signed: _____ **Print name:** Stephanie Knauss

20/07/00.

Environmental Services

For office use only.
Application number:
22 JUN 2006* 1028

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. K. REED
	Address and postcode	5 FRIMLEY CLOSE WOODLEY
	Phone number	9604059
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AG
	Phone number	9423696
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.	5 FRIMLEY CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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 ☑

3344 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.	£95-00	
	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: P. H. Wall

on behalf of Mr. Reid

Date 20-6-2000

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

Pc 23 730 005

ADDRESS 5 FRIMLEY CLOSE PARISH WOODLEY

PLOT No. 9 ORD. SHEET No. SU.7573(41)

BUILDER James T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
957/54	James T. Cook & Son Ltd	Lavjart	7.12.54	N/A. C/A.
125/55	"	Semi/Det. House	8.3.55	App. C/A.
PD/18/60	Mr. W. P. Moore	Garage	9.2.60	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22 JUN 2000 * 1628

FROM: Farah Humayun

DATE: 04 July 2000

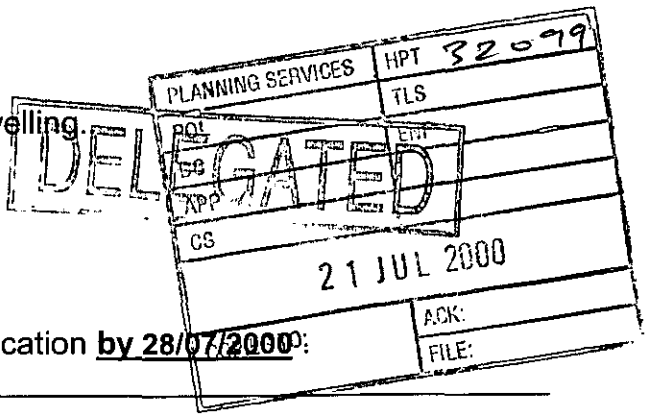
WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1828

Proposal: Proposed two storey side extension to dwelling.

Site Address: 5, Frimley Close, Woodley, Reading.

Applicant: Mr K Reid C/O [Eter H Watkins.



Your observations are required in respect of this application **by 28/07/2000**:

The committee expressed concerns about this application, although Members experienced some difficulty in interpreting the drawings:

- it was an over-development
- the proposal was unacceptable and would create a massing effect
- it was unneighbourly

SIGNED: _____ DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1828

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1828
5, Frimley Close, Woodley, Reading.
Proposed two storey 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 **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1828**
5, Frimley Close, Woodley, Reading.
Proposed two storey 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 Dredge

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

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1828

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/1828**
5, Frimley Close, Woodley, Reading.
Proposed two storey 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 McCann

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

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

Tel:

Date: **04 July 2000**

My ref: F/2000/1828

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

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If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1828**
5, Frimley Close, Woodley, Reading.
Proposed two storey 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 Lennard

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

Received by Wokingham District Council

Application No: F/2000/1828

Proposal:
Proposed two storey side extension to dwelling.

Location:
5, Frimley Close, 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). 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000*. 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

04 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL 22 JUN 2000 1828

Start date: 22 JUN 2000	Map No. 44 Site 003
Officer: FH | Application No. F/2000/1828	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 5 FRIMLEY CLOSE

Parish: WOODLEY Ward: Coronation 47.2000 ✓ 4/7

Applicant: Mr IC REID

Joint cheque with B/conv

Fee 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			
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 : 4.7.2000 ✓4/7

Parish Council Informed - YES / NO ✓4/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓4/7 .....

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:

N.O. pre-apps .....
.....
.....

NEIGHBOURS:

✓ 5 IN + 4+6 FRIMLEY CLOSE ✓
4/7
34 WROXHAM ROAD
106 READING ROAD

Pc 73 730 005

ADDRESS 5 FRIMLEY CLOSE PARISH WOODLEY

PLOT No. 9 ORD. SHEET No. SU.7573(41)

BUILDER James T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
957/54	James T. Cook & Son Ltd	Lay-out	7.12.54	N/A. C/A.
125/55	"	Semi/Det. House	8.3.55	App. C/A.
PD/18/60	Mr. W. P. Moors	Garage	9.2.60	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22 JUN 2000

1828

Environmental Services

For office use only.
Application number: 22 JUN 2006 * 1828

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. K REID 5 FRIMLEY CLOSE WOODLEY 9504059
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	5 FRIMLEY CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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 ☑

3544 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.	£95-00	
	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: I. M. Watt

on behalf of Mr. Lord

Date 20-6-2006

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

22 JUN 2000* 1628



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Development Control Section, Environmental Services, Wokingham District Council.
26 June 2000

Scale: 1 : 1250

N
W E
S