APPLICATION NO:
F/2001/3172

LOCATION:
6 Cambridgeshire Close, Wokingham.

APPLICANT:
Mr & Mrs B Hadley C/O Andesign

PROPOSAL:
Proposed two storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **11/02/2001**
28 Day exp: 15/2/01
APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs B Hadley
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3172

Parish: **WOKINGHAM**

Location: **6, Cambridgeshire Close, Wokingham.**

Proposal: **Proposed two storey front 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 development by virtue of its design, location, bulk and massing would form an obtrusive feature to the detriment of the street scene when viewed from Cambridgeshire Close and Crecy Close. As such the development would be contrary to Berkshire Structure Plan policy EN1, Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1 and to the South East Area Local Plan policies SBE1 and SBE2.

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.

South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 15/02/2001

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.

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Ms N. Brown
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3887

12th January 2001

Dear Ms. Brown,

re: Application No.F/2000/2294 - 6 Cambridgeshire Close,Wokingham

Following your Planning Refusal dated 11th October 2000, and your subsequent negotiations with my Clients Mr & Mrs B.J. Hadley, I am now enclosing a new application for your further consideration. The new application has three main features. The first is that the window to the north elevation at first floor level has been completely eliminated, the north gable has been eliminated in favour of a hipped end. Finally and perhaps most importantly the ridge height of the proposal has been dropped by ½ metre. This has been achieved by a combination of dropping the floor level by 200mm and the ceiling height by 300mm.

I am sure you will agree this is a dramatic change and a substantial concession by my Client. I trust that you will now feel able to add your full support to this scheme and I look forward to your co-operation in this matter.

Yours faithfully,

A. Hester

15.JAN.2001★ 3172

Received by Wokingham District Council

Application No: F/2001/3172

Proposal:
Proposed two storey front extension to dwelling.

Location:
6, Cambridgeshire 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. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. 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

18 January 2001

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

Tel: (0118) 974 6492

Date: **18 January 2001**

My ref: F/2001/3172

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3172
6, Cambridgeshire Close, , Wokingham.
Proposed two storey front 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3172**
6, Cambridgeshire Close, , Wokingham.
Proposed two storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: (0118) 974 6492

Date: **18 January 2001**

My ref: F/2001/3172

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3172**
6, Cambridgeshire Close, , Wokingham.
Proposed two storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **18 January 2001**

My ref: F/2001/3172

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3172
6, Cambridgeshire Close, , Wokingham.
Proposed two storey front extension to dwelling.

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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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3172**
6, Cambridgeshire Close, , Wokingham.
Proposed two storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

Refused finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous F/2000/2294.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3172	NB.
BUILDING CONTROL NUMBER	FP2000/1067	Paul.
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	6. Cambridgeshire Close CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey front ext.	

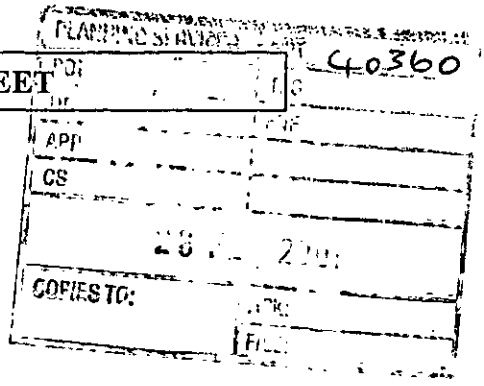
DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	15/2/01.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	26/2/01.	

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	

please file on app file



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2001/3172

Proposal: Proposed two storey front extension to dwelling

Site Address: 6 Cambridgeshire Close, Wokingham

Applicant: Mr & Mrs B Hadley C/O Andesign

Your observations are required in respect of this application **by 11/02/01**

Recommend refusal on the grounds that the location and mass and bulk would be detrimental to the street scene.

SIGNED: PA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3172

Applicant : Mr & Mrs B Hadley C/O Andesign.

Location : 6, Cambridgeshire Close, , Wokingham.
Proposal : Proposed two storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 15/01/2001

Earliest Date for Decision : 11/02/2001

Latest Consultation Date/Site Notice Expiry Date : 11/02/2001

This application will have expired on: 12/03/2001. 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 :

WBK TC: none received

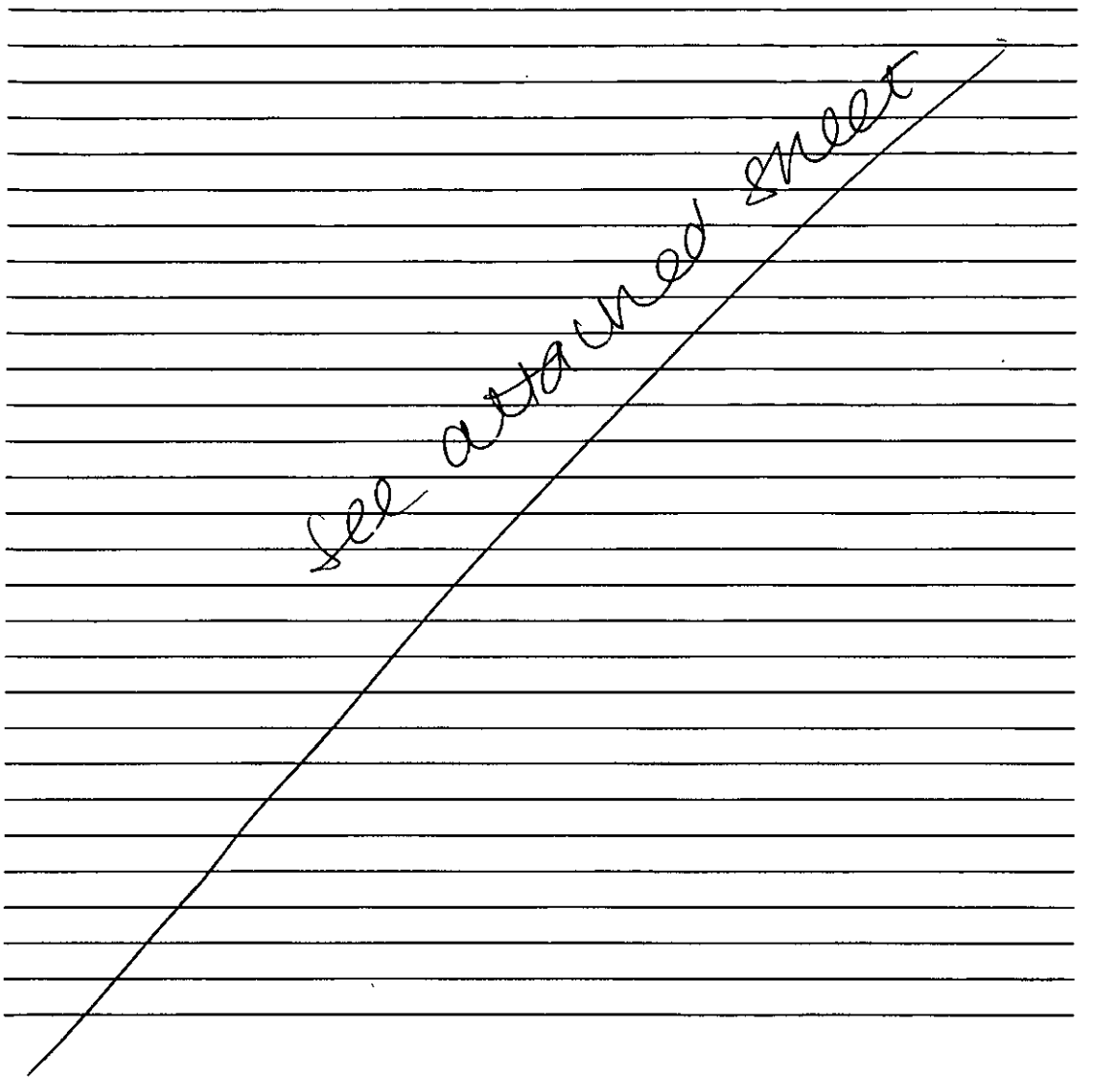
Highways: conditions

letter of representation: none received

Planning Issues : (10'd set)

Application Number: F/2001/3172

Appraisal :



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

Application Number F/2001/3172 (as per application F/2000/2294).
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Reason

1. The proposed development by virtue of its design, location, bulk and massing would form an obtrusive feature to the detriment of the street scene when viewed from Cambridgeshire Close and Crecy Close. As such the development would be contrary to Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan (Deposit Draft) Policies WOS3 and WBE1 and Policies SBE1 and SBE2 of the South East Area Local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SN1, SBE1, SBE2, ST3, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 15/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 6 Cambridgeshire Close Wokingham.

APPLICATION NUMBER: F/2001/3172

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

as previous app

3. DESCRIPTION OF SITE/BUILDING

as previous app.

4. RELATIONSHIP TO ADJOINING PROPERTIES - detached.

- NB: No 5 Crecy close as a 2s side extn adj to footpath - not there previous.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/3172

Appraisal:

Development

A two storey front extension to the dwelling. This would result is the existing double garage would be re-built with a new bedroom on top. The current (and proposed) plan form would be L-shaped with the garage projecting forward and at right angles to the main dwelling.

A previous application F/2000/2294 for the same proposal was refused on grounds of being detrimental to the character of the street scene. The current proposal would add a hip to side of the roof facing No.5, and reduce the overall height of the roof by 0.5m

1. Impact upon neighbouring properties
   Due to the fact that the area of proposed development is set away from neighbouring properties it is not considered that the proposed development would cause any adverse effects in terms of overshadowing, overlooking or through its being overbearing. In fact under the previously refused application, there was to be an obscurely glazed window in the gable end facing No.5. The current proposal sees the removal of this window that would improve the relationship between the two properties compared to the previous proposal. It is therefore considered that there would be no adverse effects to neighbouring properties.

2. Impact upon the character of the area
   Whilst the hipped roof to the application does help to reduce some of the mass of the proposed development, is it considered that the reduction of height by 0.5m is minimal, and is not enough in reducing the overall bulk and massing of a first floor. (There was post-app advice following the refusal of the previous application advising that even with hipped roof it there would still be considered to be an issue of bulk and massing within the street scene). It is still considered that the proposed development would be prominent in terms of the street scene from both Crecy Close and Cambridgeshire Close, and would still be enough to consider refusal.

3. Impact upon highway safety (parking provision)
   The proposed development would increase the number of bedrooms from 4 to 5. 4 off-road vehicle parking spaces would need to be provided in order to comply with Council Parking standards.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

Start date: 15 JAN 2001	
Officer: NAB	Application No. F/2001/3172

Map No. 75. **Site** 0004

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

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

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

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

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING

Location: 6 CAMBRIDGESHIRE CLOSE

Parish: WOKINGHAM Ward: EVENDONS

18.01.01.

Applicant: MR/MRS HADLEY

RESUBMISSION 2000/2294 – refused

Fee Received 00-00 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			

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 January 2001

Application Number: F/2001/3172

Proposal: Proposed two storey front extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
6, Cambridgeshire Close, , Wokingham.

Applicant:
Mr & Mrs B Hadley 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).

C049, R049
C122, R122.

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

26/01/01

Environmental Services

For office use only.
Application number: 15.JAN.2001* 3172

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 B.HADLEY 6 CAMBRIDGESHIRE CLOSE WOKINGHAM, BERKS RG41 3BD 9782431
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 FRONT 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

MASTER CARD FOR

ADDRESS CAMBRIDGE SHIRE CLOSE PARISH WOKINGHAM

PLOT No. Area 11c Inwoosehill. ORD. SHEET No SU7868 (7S 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/69	0/42/71	0/16/72	0/77-9/72.	
0/24/73	Consortium of Landowners	Ras Dev.	28/3/74	~~Copied~~ [illegible]
01767	Hampshire & City	Master Plan	20/2/75	N/A Ref
12728	Slater Walker Ltd	Spine Rd & Access	2/5/80	N/A C/A
17095	"	Access Road	11/3/82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 6 CAMBRIDGE SHIRE CLOSE PARISH WOKINGHAM

PLOT No. 88 Area 11c Inwoosehill ORD. SHEET No SU7868 (7S 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17895	Connolly Constr. Co.	Det. House & Garage	27/7/82	N/A C/A
BR 19506	"	"	10/12/82	App. N/A
22754	REPRISE DEVS.	ALTS. TO ELEVATIONS	2.1.85	N/A C/A
33549				
F/2000/2294	Mr. & Mrs. Hadley	2/St/F - Reconstr. Dble Garage	11.10.00	Re
FP/2000/1067	" " "	2/St Fr Ext	14.09.00	APP

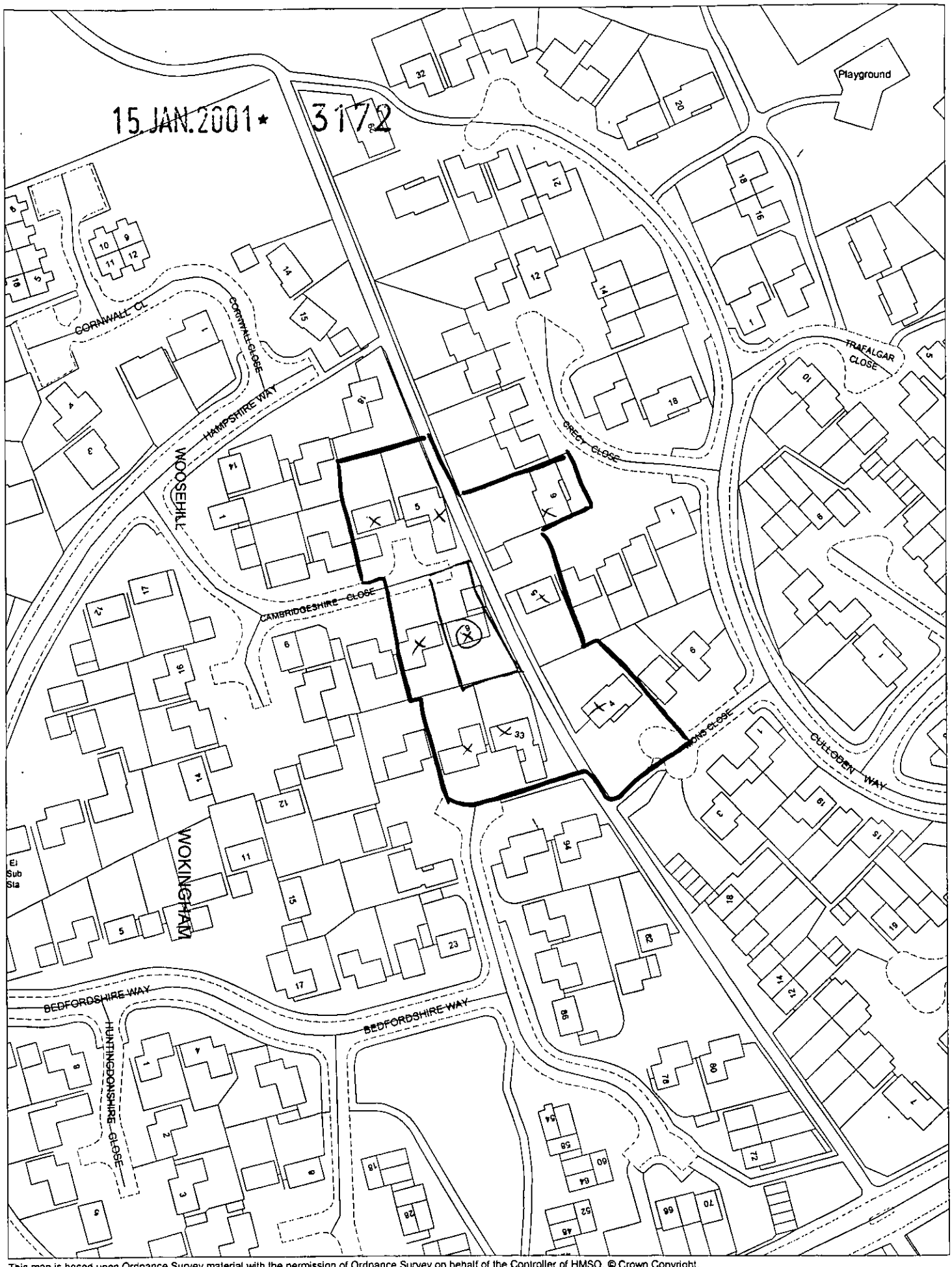
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

17 January 2001

Scale: 1 : 1250

N W E S