APPLICATION NO:
F/2000/0623

LOCATION:
58 Matthews Green Road, Wokingham.

APPLICANT:
Mr Parker C/O Architectural Services

PROPOSAL:
Proposed two storey rear extension to dwelling and replacement garage

EARLIEST DATE FOR DECISION: **22/03/2000**

APPLICATION EXPIRY DATE: **13/04/2000**

CASE OFFICER: **Emy Circuit**

Sht no.

RAILEX
Marbleboard

EASIFILE EP7

DO 1406

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Parker
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berks
RG30 4QA

Application Number: F/2000/0623

Parish: **WOKINGHAM**

Location: **58, Matthews Green Road, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and replacement garage**

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. Due to the proximity of the proposed extension to the bedroom window in the neighbouring property, it would be overbearing and overshadow the room and, hence, harm the amenities of the neighbouring dwelling. The proposal is therefore contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy SBE2 of the South East Area Local Plan.

Head of Planning and Transportation
Date: 11 April 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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0623

Applicant : Mr Parker C/O Architectural Services.

Location : 58, Matthews Green Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling and replacement garage

Site Notice Displayed ? :	YES	NO	DATE
		✓	29|2|00

Date of Neighbour Notifications : 1\|3\|00

Date of Site Visit : 29\|2\|00

Date Registered : 17/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : ~~19~~ 22/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

Wokingham T.C. - "no objection"
Landscape - no objection

Planning Issues :

Identified Settlement
Setting opposite
Neighbours\|streetscene

Application Number F/2000/0623
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Due to the proximity of the proposed extension to the bedroom window in the neighbouring property, it would be overbearing and overshadow the room and, hence, harm the amenities of the neighbouring dwelling. The proposal is therefore contrary to policies WOS3 and WBE1 of the WDLPDD and policy SBE2 of the SEALP.

RECORD OF SITE VISIT

SITE ADDRESS: 58 Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2000/0623

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential road overlooking countryside - ~~Farmland~~ bungalow directly opposite.

3. DESCRIPTION OF SITE/BUILDING two-storey detached with lge garage to side and single storey rear extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 60 - flush with extension at rear. 1st floor side window in middle of house - c 5M back from front
No 56 - also flush at rear with two-storey extension similar to proposal

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING Utility type area at r/o garage to be incorporated in kitchen. 1 additional bedroom

LEVELS -

BOUNDARY TREATMENT rear garden enclosed by 1.8m fence and shrubs

OTHERS /

Application Number: F/2000/0623
58 Matthews Green Road, Wokingham

Appraisal: The proposal is to replace the existing garage, with one of a similar design, and provide a first-floor extension above the existing single-storey, rear extension and the rear of the garage.

At the side of the house the extension would come one metre forward of the rear of the existing first-floor - i.e. the extension would be set back by 6 metres at the first-floor level. Hence, although there would only be about one metre between the 58 and 60 Matthews Green Road the extension would not be noticeable from the street. Although the area opposite the property is countryside Matthews Green Farm is immediately opposite and screens the site from longer views.

The extension would be flush with the rear elevations of the neighbouring properties. The bathroom skylight would not permit overlooking and the round bathroom windows in the front elevation and side facing 56 Matthews Green Road would be high enough to ensure privacy. 60 Matthews Green Road has a first-floor side window approximately 5 metres back from the front of the property. The plans for application 25915 indicate that this is a bedroom window and is the only window to the room. This has been confirmed by the occupant. The proposed extension would come close to and may slightly overlap this window. Hence the extension would be overbearing and, as it would be to the south of the window, it would significantly increase overshadowing of the room. As this is the only window to the bedroom it is considered that the impact of the proposals on the living conditions of the neighbouring property would be unacceptable.

Recommendation: refusal

Received by Wokingham District Council

Application No: F/2000/0623

Proposal:
Proposed two storey rear extension to dwelling and replacement garage

Location:
58 , Matthews Green Road, , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0623

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 J Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/0623
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

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 **Emy Circuit** on **(0118) 974 6479.** 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 10/4/00

Yours faithfully

Chris Drury
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0623**
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Earnshaw

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 6479

Date: 31/3/00

My ref: F/2000/0623

CONFIDENTIAL

Councillor R Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2000/0623
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

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This form must be received no later than 10/3/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0623**
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Eke

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 6479

Date: 31/3/00

My ref: F/2000/0623

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 B Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

Dear Councillor

Application Number: F/2000/0623
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

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 **Emy Circuit** on **(0118) 974 6479**. 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 10/4/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0623**
58 , Matthews Green Road, , Wokingham.
Proposed two storey rear extension to dwelling and replacement garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Whyte

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 FEB 2000	Map No. 68A Site 0.06
Officer: EXC / Application No. F/2000/0623	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND REPLACEMENT GARAGE

Location: 58 MATTHEWS GREEN ROAD

Parish: WOKINGHAM Ward: Emmbrook V 24/02/00

Applicant: MR PARKER

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

(S)

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 5

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :24/02/00 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:

.....

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.....

NEIGHBOURS:

S.N.

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.....

Please do neighbornotification on the following:

① 0631 198 Reading Road — 196a and 200 Reading Road
BETWEEN [illegible] AVENUE

② 0623 58 Matthews Green Road - 56+60 Matthews Green Road
BETWEEN [illegible] CRESCENT

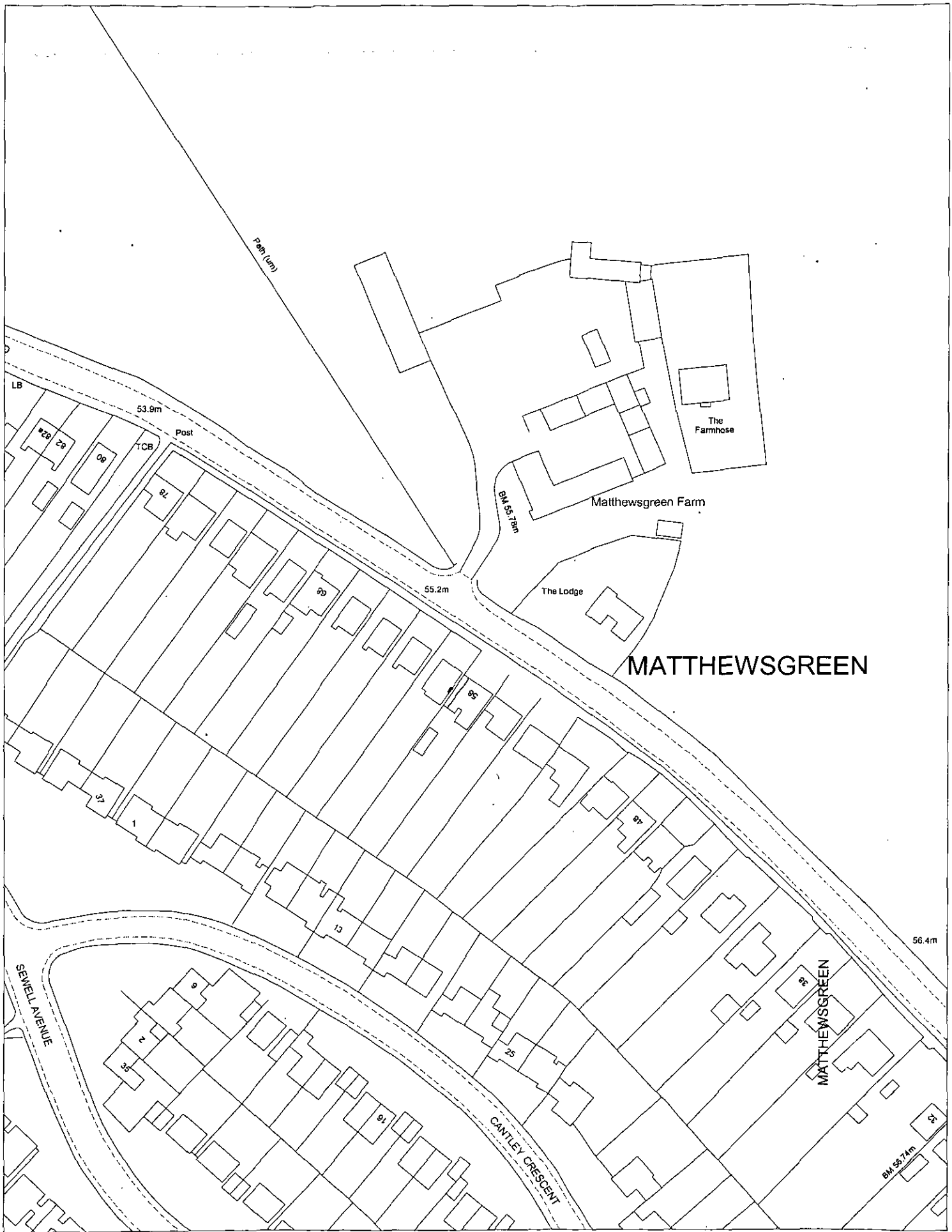
Thanks

Terry.

✓ 1/3/00

Renee

F/2000/0623



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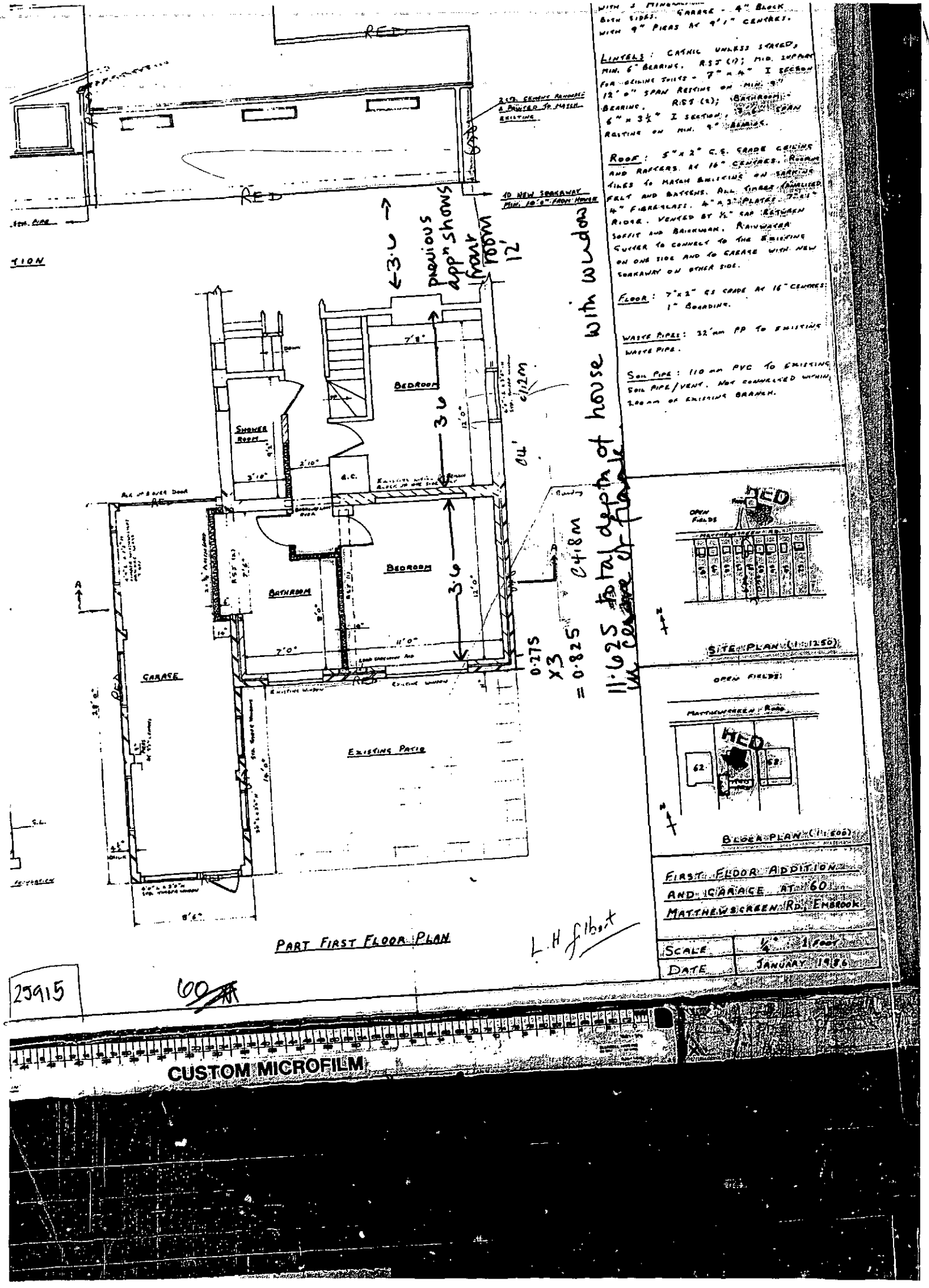
Central Support Section, Environmental Services, Wokingham District Council.

24 February 2000

Scale: 1 : 1250

N
W E
S



LINTELS: CAST/C UNLESS STATED, MIN. 6" BEARING. RSJ (1); MID. SPAN FOR CEILING JOISTS - 7" x 4" I SECTION 12'0" SPAN RESTING ON MIN. 9" BEARING. RSJ (2); BATHROOM: 6" x 3½" I SECTION; 3'6" SPAN RESTING ON MIN. 9" BEARING.

ROOF: 5" x 2" C.S. GRADE CEILING AND RAFTERS AT 16" CENTRES. ROOFING TILES TO MATCH EXISTING ON SARKING FELT AND BATTENS. ALL TIMBER (UNLESS STATED) 4" FIBREGLASS. 4" x 3" PLATES. 2" x 4" RIDGE. VENTED BY ½" GAP BETWEEN SOFFIT AND BRICKWORK. RAINWATER GUTTER TO CONNECT TO THE EXISTING ON ONE SIDE AND TO GARAGE WITH NEW SOAKAWAY ON OTHER SIDE.

FLOOR: 7" x 2" CS GRADE AT 16" CENTRES: 1" BOARDING.

WASTE PIPES: 32mm PP TO EXISTING WASTE PIPE.

SOIL PIPE: 110 mm PVC TO EXISTING SOIL PIPE/VENT. NOT CONNECTED WITHIN 2.00m OF EXISTING BRANCH.

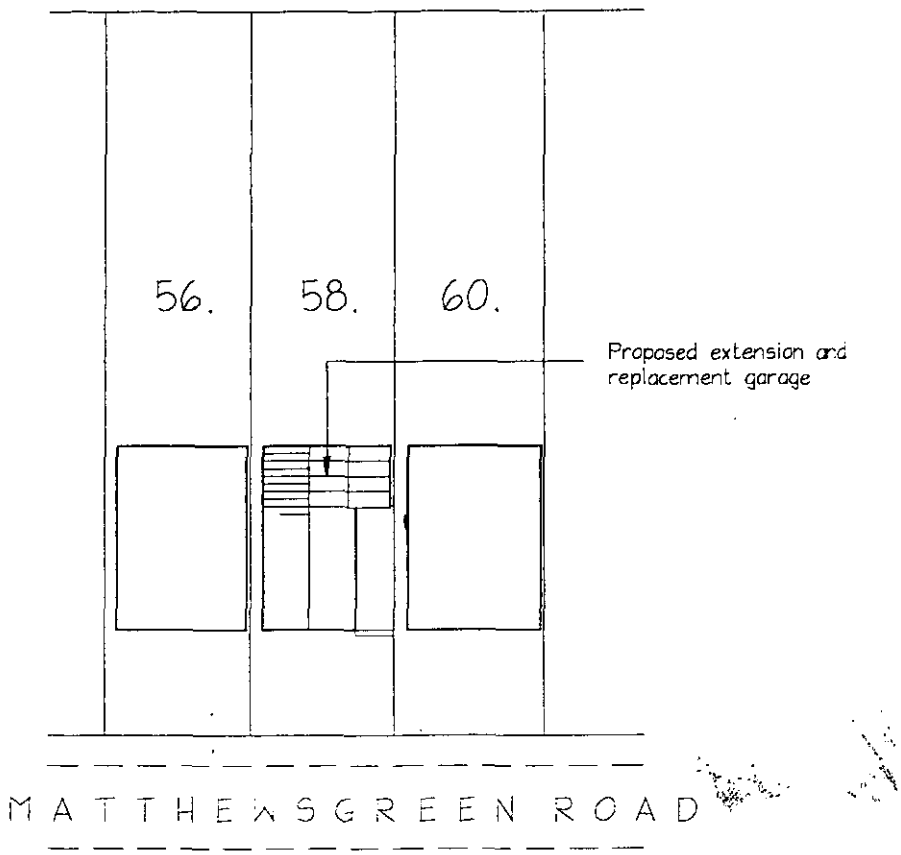
FIRST FLOOR ADDITION AND GARAGE AT 60 MATTHEWSGREEN RD. EMBROOK

SCALE	¼" : 1 FOOT
DATE	JANUARY 1986

25915

60

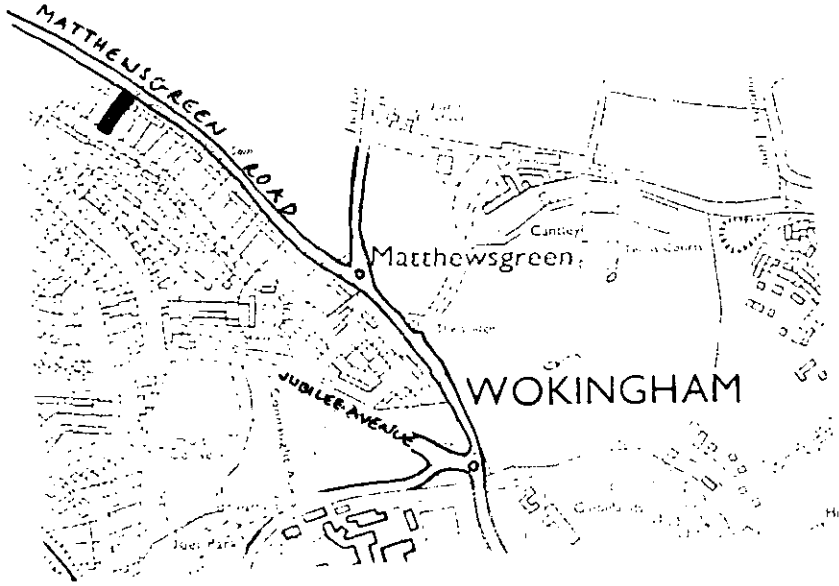
CUSTOM MICROFILM



REFUSED

17.FEB.2000* 0623

Job 58 Matthewsgreen Road Wokingham, Berks	Date Feb 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. *Do not scale from this drawing.* © *Copyright*	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Two Storey Rear Extension Block Plan	Scale 1:500		
	Drawn by PS	Drawing No 99742/02	Revision



17.FEB.2000* 0623

N

Job 58 Matthewsgreen Road Wokingham, Berks	Date Feb 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Two Storey Rear Extension Location Plan	Scale 1:2500		
	Drawn by PS	Drawing No 99742/01	Revision