SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
**F/2000/0563**

LOCATION:
**25 Woodwaye, Woodley Reading.**

APPLICANT:
**Mr P Foster**

PROPOSAL:
**Proposed dormer extension to dwelling.**

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

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Nicola Lake**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr P Foster**
**25, Woodwaye**
**Woodley**
**Reading**
**RG5 3HA**

**Application Number: F/2000/0563**

**Parish:** **WOODLEY**

**Location:** **25, Woodwaye, Woodley, Reading.**

**Proposal:** **Proposed dormer extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

**Condition**
3. The first floor bathroom window in the west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

***Condition***
4. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. To ensure a satisfactory external appearance.

**Reason**
3. In the interests of the amenities of the occupants of this property and other properties nearby.

**Reason**
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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.**

ADDRESS 25 WOOD WAYE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 7573(4

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| PD/65/63 | Mr. J. L. Coppell | Garage | 21. 3. 63 | App. N |
| 33508 | | | 8.9.89 | Cl |
| BRA 7409 | FOSTER/MARTIN | RT. | 27.6.89 | APP |
| 98/68171/F | " | 5 Dormer boats (Retro) | 21.10.98 | RE |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION 68171 - APPEAL DISMISSED - 2/7/99

SPECIAL ORDERS

DRAINAGE

**Application Number F/2000/0563**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| | | | |
| 2 | SC53 | SR12 | Works. |
| | | | |
| 3 | SC20 | SR24 | "First floor, Bathroom window" |
| | | | "west elevation" |
| | | | |
| 4 | SC28 | SR06 | Parking |

# RECORD OF SITE VISIT

SITE ADDRESS: 25 Woodwaye
Woodley Reading.

APPLICATION NUMBER: F/2000/0563

OFFICER: Nicola Lake

DATE OF SITE VISIT: 24.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on telegraph pole

2. DESCRIPTION OF SURROUNDINGS

Residential -

3. DESCRIPTION OF SITE/BUILDING

previously extended dwelling with roof conversion

4. RELATIONSHIP TO ADJOINING PROPERTIES The Dormer window faces No 27 - which has no side facing windows in its roof - There is a pergola roof carport to the side of 27.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0563

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 E Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

**Application Number: F/2000/0563**
**25 , Woodwaye, Woodley, Reading.**
**Proposed dormer extension 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 pp

Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Nicola Lake** Application Number: **F/2000/0563**
**25 , Woodwaye, Woodley, Reading.**
**Proposed dormer extension to dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Preston

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/2000/0563

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 V Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

**Application Number: F/2000/0563**
**25 , Woodwaye, Woodley, Reading.**
***Proposed dormer extension 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 25th April 2000

*Yours faithfully*

John Mitchell pp

Head of Planning and Transportation

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**LISTING FORM**
Case officer: **Nicola Lake** Application Number: **F/2000/0563**
**25 , Woodwaye, Woodley, Reading.**
**Proposed dormer extension to dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor V Samuel

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/2000/0563

**Applicant :** Mr P Foster .

**Location :** 25, Woodwaye, Woodley, Reading.
**Proposal :** Proposed dormer extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 24.2.2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** ....24.2.2000.....

**Date Registered : 09/02/2000**

**Earliest Date for Decision : 12/03/2000**

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

**Application Expiry Date: 05/04/2000**

**Consultation Responses :**

Woodley T.C - object due to impact upon the neighbouring dwellings

letters - 1 letter of objection from N° 27 .

**Planning Issues :**

Site Designation - within the identified Settlement .

1.) Impact upon neighbouring dwellings .

2.) Impact upon the Street Scene .

**Application Number: F/2000/0563**

**Appraisal :**

1.) Impact upon the neighbouring dwellings.
The proposed development is for a side facing dormer window on the west facing side of the dwelling. The dormer window would be located on the original section of the house approximately ⅓ way along the depth of the dwelling.
Number 27 is concerned about potential overlooking of its property. However, Between this dwelling and Number 27 is a carport. Number 27 also has no side facing windows in existence. The window would also be obscure glazed.
Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the Street Scene
The proposed development is for a single side facing dormer window. A number of other properties within the Street have existing side dormers. The proposed dormer is set back from the front of the dwelling, behind an existing chimney stack. The proposal has a pitched roof and would be in keeping with the existing dwelling.
As such, there will be no detrimental impact upon the character or appearance of the Street Scene.

Officers Notes :-
The previous application on this site was for two side dormers. This application was refused and dismissed at appeal. However, the inspector raised no concerns about the dormer window on this side of the dwelling. Dormer also reduced in height since previous refusal.

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

| Applicationo | Name & Address |
| --- | --- |
| F/2000/0563 | Mr B Cahill<br>27 Woodwaye<br>Woodley<br>Reading<br>Berks |
| App approved, letter sent 10/05/00 | |

FROM: Nicola Lake

DATE: 17 February 2000

DELEGATED

## Consultation Sheet

Woodley

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

**Application Number:** F/2000/0563

**Proposal:** Proposed dormer extension to dwelling..

**Site Address:** 25 , Woodwaye, Woodley, Reading.

**Applicant:** Mr P Foster .

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

---

The committee agreed that this proposal was unneighbourly and out of character.

Members fully endorsed the neighbour's objections.

SIGNED: Anne Keenan DATE: 8.3.00

CLERK TO

27, Woodwaye,
Woodley,
Reading
Berks.
RG

Dear Ms Lake,

Ref: Application Number F/2000/0563.

Site Address: 25, Woodwaye, Woodley, Reading.

Proposal: Proposed dormer extension to dwelling.

Thank you for your letter dated 17th February, 2000. Regarding the application to carry out the above development.

This dormer extension is objected to on the following grounds. Firstly, the proposed dormer is planned as a pitched and hipped full height extension which would be HIGHLY visible from both the street and the rear of the surrounding properties. The height and bulk of the proposed dormer would be out of proportion & would appear to be incongruous in relation to the existing roof form. This would adversely affect the appearance of the dwelling within the context of the surrounding properties in the street and would be contrary to the other conversions in the area. All the other properties which have loft conversions in this street have adopted the the fanlight type window and I consider that this would be appropriate in this instance as it will afford adequate daylight illumination to the proposed bathroom whilst retaining the privacy of the properties at 27, Woodwaye and also in the garden at 29, Woodwaye. Whilst the applicant may suggest that the covered area between 25 & 27 Woodwaye affords privacy to number 27, I would point out that the structure is of a temporary nature and only designed to afford protection to the elderly resident currently living here and that the width between the properties is narrow anyway.
So, in summary, the objections are based on two major areas of concern.

1). I consider that this dormer (on the west side) will adversely impact on the street scene as it would be incongruous & unique.
2). This proposed extension would affect the amenity and privacy of neighbouring residences at 27 & 29 Woodwaye.

On the above objections I request that you deny approval for the planned extension.

Yours sincerely,

Mr Barry Cahill (stepson) on behalf of Mr. F. J. Hurd.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| Start date: 09 FEB 2000 | |
|---|---|
| Officer: NL | Application No. F/2000/0563 |

Map No 41 ... Site ..005....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DORMER EXTENSION TO DWELLING

Location: 25 WOODWAYE

Parish: WOODLEY Ward: Balmerslie
17-2-2000

Applicant: MR P FOSTER

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

Enforcement Section (5) 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 | Scale of elevations not given. Seems to be 1:100 | | |
| 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 .....

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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 + 27 Woodways, Woodley .....

.....

.....

.....

.....

.....

.....

.....

.....

Rec'd AM 8.2.00

0563

08 FEB 2000

P.S.L. FOSTER
25 WOODWAYE
WOODLEY
READING RG5 3HA

PLANNING SERVICES
ENVIRONMENTAL SERVICES DEPARTMENT
WOKINGHAM DISTRIC COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERSSHIRE
RG40 1WR

08/02/2000

DEAR SIR/MADAM,

PLEASE FIND SIX COPIES OF THE APPLICATION FORM SIGNED AND DATED.ALSO ATTACHED IS SIX COPIES OF THE TOWN AND COUNTRY PLANNING ACT 1990,SEC 78 AND SCHEDULE 6 APPLICATION N.O...98/68171/F.
HIGHLIGHTED ON THE ATTACHED PLANNING ACT ARE RELEVENT COMMENTS CONCERNING THE PROPOSED DORMER EXTENTION TO THE WEST ELAVATION OF THE PROPERTY .
MR P ARNSDORFF WHO WAS THE ENFORCMENT OFFICER AT THE TIME SUGGESTED THAT I SHOULD SEND THESE WITH THE APPLICATION AS THEY WOULD BE VERY HELPFUL

YOURS SINCRELEY

P.S.L. FOSTER

# Environmental Services

For office use only.
Application number: 09.FEB.2000* 0563

## 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 | PHILIP STEVEN LESLIE FOSTER |
| | Address and postcode | 25 WOODWAYE WOODLEY READING BERKSHIRE RG5 3HA |
| | Phone number | 0118 9693385 |
| 2 | Agent's Name | |
| | Address and postcode | N/A |
| | Phone number | |
| 3 | Site<br>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. | 25 WOODWAYE WOODLEY READING BERKS RG5 3HA |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | DORMER EXTENSION TO WEST ELEVATION |
| 5 | Are there any trees on the site?<br>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. | TILE HUNG TO MATCH EXISTING AND DARK STAINED TIMBER TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 4 | 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. | | |
| | | | |
| | 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: [signature] on behalf of

Date 8/2/00

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




# Site Plan, Scale: 1 to 2500

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Date: 7 February 2000

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**Received by Wokingham District Council**

# Application No: F/2000/0563

**Proposal:**
Proposed dormer extension to dwelling.

**Location:**
25 , Woodwaye, 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**

5. Both dormers would have pitched and hipped roofs, extending to the full height of the main roof of the bungalow. The unfinished dormer is located towards the rear of the east elevation, well back from the street frontage. Nevertheless, it is readily visible from the street as well as from the rear. The proposed dormer on the west side would be approximately midway along the roof and about 15 m back from the street frontage, but it would be partially obscured from view from the street by a chimney. You have sought to demonstrate that the proposed roof form is more satisfactory in appearance than the flat roofs and other roof forms on other dormers in the vicinity. While I accept the generality of your argument, it appears to me that the height and bulk of the dormers would be out of proportion and would appear somewhat incongruous in relation to the existing roof form. Although they are set back from the frontage and the dormer on the west side would be partially hidden, I consider that, for the reasons I have given, the dormers would be an unsatisfactory addition, which would adversely affect the appearance of the dwelling in the street scene. I have noted your submissions regarding other dormer extensions in the vicinity, but I do not consider these provide good reasons for accepting your proposals.

6. [redacted]. The dormer on the east side directly overlooks the rear of the adjacent bungalow, no.23, where there is a small extension containing a side window, which faces onto a paved area. The dormer would be readily visible from this area and, in my opinion, would appear as a discordant and dominant feature, which would adversely affect the visual amenity of the occupiers. Moreover, it would deprive them of the privacy which they presently enjoy in this area at the rear of the property. It appears from photographs which have been submitted that the dominant appearance of the dormer is also apparent from the rear of no 21 which can also be overlooked to some extent from the windows. You have suggested that overlooking could be prevented by use of obscure glazing and fixed windows, but this would not diminish the dominant appearance of the dormer from the neighbours' viewpoint. You have also pointed out that, if you removed the dormer, it would be possible to insert a skylight, which would also affect the privacy of neighbours. I acknowledge that this could be done without the need for planning permission, but I do not consider this should lead me to any different conclusions regarding the proposals before me. Finally, you have mentioned that, when you first carried out the work, the area at the rear of your neighbours' bungalow was hidden by planting which has since been removed. However, I consider that I cannot reach my decision on the basis of circumstances which no longer apply.

7. Having regard to all these factors, I find that the proposals before me would conflict with Policy LBE2 in the adopted Local Plan and the emerging policies referred to above, both in their impact in the street scene and their effect on the amenity and privacy of the neighbouring residents. I find them unacceptable in all these respects. I have given careful thought to all the other matters raised in the representations which you and the other parties have made, but none of these have convinced me that I should come to any other conclusions.

8. For the above reasons and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully,

COLIN COCK[redacted]AW BA MRTPI
Inspector




Site Plan, Scale: 1 to 500

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Date: 7 February 2000

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