25/4

APPLICATION NO:
F/2002/5874

LOCATION:
23 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr G Warren

PROPOSAL: Retrospective.
~~Proposed~~ **rear dormer extension to dwelling. Amendment to consent 2001/4362.**

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2002

CASE OFFICER: **Louise Smith**

956
D2

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 10 December 2002

by Geoffrey Hill BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State.

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
31 DEC 2002

Appeal Ref: APP/X0360/A/02/1098909
23 Ramsbury Drive, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Grahame Warren against the decision of Wokingham District Council.
- The application (Ref.F/2002/5874), dated 27 January 2002, was refused by notice dated 9 May 2002.
- The development proposed is described as "reapplication for 1 additional rear dormer window".

Decision: The appeal is dismissed.

Procedural Matters

1. The appeal is in respect of development already carried out and hence the application is for the retention of the works which are largely complete.

2. Although the proposed development is described in the terms set out above, the scheme is for the retention of two dormer windows, neither of which have been granted planning permission in their current form. The application is, therefore, for an extension in the roof space, including two box dormers on the rear roof slope, and I will determine the appeal accordingly.

Main Issues

3. There are two main issues in this appeal. The first is the effect of the dormer windows on the character and appearance of the area, and the second is the effect on the privacy of the occupiers of neighbouring properties

Planning Policy

4. Relevant development plan policies which have been drawn to my attention are LBE1 and LBE2 of the adopted Loddon Area Local Plan (LALP), and WBE1 and WOS3 of the emerging Wokingham District Local Plan (WDLP). WDLP has reached an advanced stage in the adoption process, having been through a public local inquiry and the Inspector's report considered by the Council. The WDLP polices referred to are largely unaffected by the modifications proposed in the light of the Inspector's report. Accordingly I shall give these policies considerable weight.

Reasons

5. On the first main issue, LALP policies LBE1 and LBE2 require, in general terms and amongst other matters, a high standard of design for new development appropriate to the character of the area, and that it should be in scale with the form and massing of other

development in the area. These requirements are carried through into policies WBE1 and WOS3 of the WDLP.

6. The house is a typical 1930's semi-detached property in a road of similar properties. The area has a mature and generally harmonious style. It is predominantly of two-storey houses with steeply pitched tiled roofs. In my view, it is a pleasant area with a distinctive character and appearance which should be respected in the consideration of proposals for new development.

7. The dormers are to the back of the property. They are box-like in form and flat-roofed. In my view, these are out of keeping both with the general style of the area and the character and proportions of the original house. They also unbalance the visual relationship with No.21, the other half of the semi-detached pair. I accept that the dormers are not particularly visible from Ramsbury Drive, but they are clearly visible over a wider area from the gardens of other houses in the street and from houses in Maiden Erlegh Drive. These broader, more general views from neighbouring houses across the backs of properties are as much part of the public domain as views from the street. I consider the dormers, as constructed, harm the character and appearance of the area, contrary to the aims of the adopted and emerging development plan policies.

8. Turning now to the second main issue, WDLP policy WBE1 (f) requires that new development should respect the privacy and amenity of the existing environment. Patio doors have been installed to one of the dormers, to light a bedroom. The doors will open out onto a small balcony, but this was not complete at the time of my site visit. I note that two previous schemes for roof conversions have been approved by the Council, but these are notably different from the appeal proposal. Neither would have resulted in window opening of the same width and depth as the one now installed. The patio doors extend right to the floor and, especially when left open, would allow an uninterrupted view out over neighbouring gardens.

9. Whilst it might have been possible to see across a similar area from the windows of either of the previously approved schemes, this would only have been whilst standing right at the window. In the case of the patio doors, there would be a view out from a sitting position which would be considerably more invasive of other people's privacy. The harm would be all the more if people were to stand out on the balcony. Not only is there actual harm to other people's privacy, this is exacerbated by the perception that they are being overlooked because of the conspicuous and blatant nature of the high level viewing point. Accordingly, on the second main issue I conclude that the extension unacceptably harms the privacy of the occupiers of neighbouring properties.

10. I have taken into account the other roof extensions which have been drawn to my attention, particularly the one at 13 Ramsbury Drive, but I note that this pre-dates current planning policies which apply to such schemes, and I do not regard this as a desirable example to follow in this case.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

Geoffrey Hill.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Warren
23 Ramsbury Drive
Earley
Reading
Berks
RG6 7RT

Application Number: F/2002/5874

Parish: **EARLEY**

Location: **23, Ramsbury Drive, Earley, Reading.**

Proposal: **Retrospective rear dormer extension to dwelling. Amendment to consent 2001/4362.**

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 reasons for which are specified hereunder.

Reason
1. The dormer windows by virtue of their bulk and massing are detrimental to the visual amenity of neighbouring properties. As such it is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The french doors with railings at roof level create a sense of intrusion and overlooking, detrimental to the amenity of neighbouring properties. As such it is contrary to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

Refused finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5874	LS
BUILDING CONTROL NUMBER	LP 2002/2602 Central	
APPLICANT/AGENT	Mr G. Warren	
ADDRESS OF SITE	23 Ramsbury Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	loft conversion (amendment to consent 2001/4362 addition of rear dormer)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

Tom Hedley - Enforcement dealing

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	9/5/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/5/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5874

Applicant : Mr G Warren .

Location : 23, Ramsbury Drive, Earley, Reading.
Proposal : ~~Proposed~~ Retrospective rear dormer extension to dwelling. Amendment to ~~consent 2001/4362~~ design of approved dormer extension under consent 2001/4362.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....2.14.....

Date Registered : 19/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 14/05/2002. 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 :

Highways - conditional approval.

Neighbours (x 15) - out of keeping, unsightly, loss of privacy, overdevelopment.

Parish Council - un-neighbourly.

Neighbours (No's 21, 25, 27 + 29 Ramsbury Drive) - no objection.

Planning Issues :
Identified Settlement

Impact on Street Scene.
" " Neighbouring Properties

Application Number: F/2002/5874 - 23 Ramsbury Drive
Appraisal

Development
The site is a semi-detached property, situated within the identified settlement of Earley. This retrospective application is an amendment to the design of an approved dormer extension under consent F/2001/4362, and an additional rear dormer extension.
The amended dormer substitutes the previously approved pitched roof dormer with a flat roof dormer, and the scale is increased to french door size with railings to the front. The new dormer extension is similarly flat roofed (yet remains window size) and the top left hand corner extends outside of the roof slope so that it is visible from the street.

1) Impact upon Neighbouring Properties
The proposed french doors with railings at roof level, create a sense of intrusion and overlooking, detrimental to the amenity of neighbouring properties. Numerous letters have also been received, stressing this concern.

Both dormer windows, through their bulk and massing, are highly visible from properties along Ramsbury Drive and Maiden Erleigh Drive. As such, it is considered that these extensions are detrimental to the visual amenity of neighbouring properties.

Although four nearby neighbours voiced no concern, numerous letters have been received from other neighbours, confirming these planning concerns.

2) Impact upon the Character of the Area
The new dormer window, as earlier explained, would be visible from the street scene. However, their visibility from neighbouring properties in the area is a more prominent concern, having an adverse impact on the character of the area.

~~Approved~~ **Refused** ✓

Application Number F/2002/5874
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The dormer windows by virtue of their bulk and massing ~~are~~ detrimental to the visual amenity of neighbouring properties. As such it is contrary to policy LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Plan (Deposit Draft)
2			The french doors with railing at roof level create a sense of intrusion and overlooking, detrimental to the amenity of neighbouring properties. As such it is contrary to WBE1 of the Wokingham District Plan (Deposit Draft)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 HU1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: UD3 EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 9.5.02

See which one was orgu-ally approved

visible from St. Sc.

RECORD OF SITE VISIT

SITE ADDRESS: 23 Ramsbury Drive
Earley Reading.

APPLICATION NUMBER: F/2002/5874

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - Houses set back from highway
Detached dwellings + semis, some chalet bungalows
Different house styles + ages

3. DESCRIPTION OF SITE/BUILDING
semi detached dwelling. already had 2/S side + S/S rear extension - very close to No 25. (the neighbour had 2/S side extension)

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back from No 25.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING

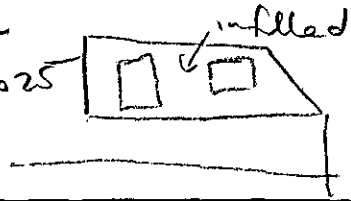
LEVELS

BOUNDARY TREATMENT Front 0.7m brick wall.
Rear - outbuildings + conifers trees.
sides 2m c b f + shrubs.

OTHERS
O/L = ok distance b properties at rear

Retrospective applicatn.
Northeast ~~side~~ dormer. visible from road - to close??

No 25 flat roof dormer
initially had 2x flat roof dormers approved.



infilled here applying for new planning permission

WOKINGHAM UNITARY
Aiming for Excellence

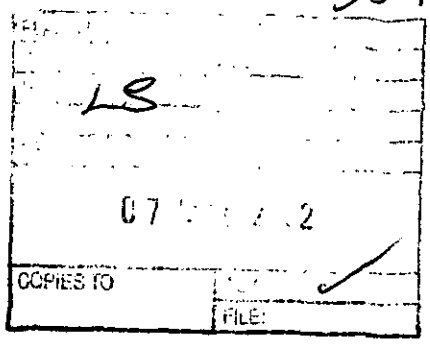
Application No.	Name & Address
F/2002/5874	Miss J A Thick 19 Ramsbury Drive EARLEY RG6 7RT
F/2002/5874	Shaun Walters 23 Maiden Erlegh Drive EARLEY RG6 7HP
F/2002/5874	Mrs Joan Pye 8 Ramsbury Drive EARLEY RG6 7RT
F/2002/5874	Graham Hickling 17 Maiden Erlegh Drive EARLEY Berkshire RG6 7HP
F/2002/5874	P J Lowry & Mrs S E Lowry 19 Maiden Erlegh Drive EARLEY RG6 7HP
F/2002/5874	Mr Phil Wakeford 17 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	S Mabere 15 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	Dr D Collett Mrs J Collett 31 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	Terence Hackwill 6 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	Mark Kernoghan 21 Maiden Erlegh Drive EARLEY Berkshire RG6 7HP

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/5874	Mrs S Bartlett 4 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	A Tyler 25 Ramsbury Drive EARLEY Berkshire
F/2002/5874	C Gillard 27 Ramsbury Drive EARLEY Berkshire
F/2002/5874	G Wesley 29 Ramsbury Drive EARLEY Berkshire
F/2002/5874	Neil Mitchell 21 Ramsbury Drive EARLEY Berkshire RG6 7RT
F/2002/5874	Alan Spratling 18 Moor Copse Close EARLEY. RG6 7NA
F/2002/5874	David Hare 9 Easby Way EARLEY RG6 3XA
F/2002/5874	Mrs P J King 37 Ramsbury Drive EARLEY RG6 7RT
Application Refused	Letters sent 13.05.02

5874 | 6459 | 6526

Tel: 0118 966 3061



37 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

03 May 2002

Dear Sirs,

I am writing regarding the various large extensions to semi-detached properties which are taking place in Ramsbury Drive. I am surprised and dismayed that planning permission has been granted as their nature and size is out of all proportion to the rest of the dwellings.

My concern is that a precedent has been created and will open the flood gates for more building of this nature.

As an owner-occupier of 46 years standing I hope that you will consider carefully any future planning applications that may be put forward, in order to preserve the Drive and protect it from over-development.

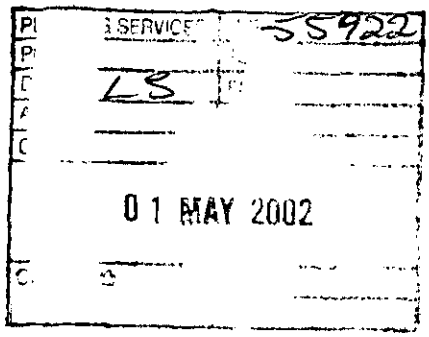
Yours faithfully,

P.J. King (Mrs.)

Wokingham District Council
Building/Planning Application Department
Shute End
Wokingham
Berkshire
RG40 1WH

Copy to: Earley Town Council
Council Offices
Radstock Lane
Earley
Reading
Berkshire
RG6 5UL

Recd 10.50 AM 1.5.02.



23 Ramsbury Drive
Earley
Reading
RG6 7RT

Wokingham Unitary
Environmental Services Department
Planning Services
P.O..Box 157
Shute End
Wokingham
Berks RG40 1WR

For the Attention of Louise Smith

Application No. F/2002/5874
Site Address: 23, Ramsbury Drive, Earley, Reading
Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362

Further to our conversation on the 29th of April I would like to take the opportunity to explain several points leading up to the need of the additional application referenced above.

When we started extending the loft/roof we realised that to make more use of the available space our existing accepted plans were insufficient and we decided to add an additional dormer window and to enlarge the exisiting dormer. I understood at the time that we could carry on with the work and apply for an amendment to our existing plans at a later date for approval. We were unable to holt the work due to the severe winds, rain and living conditions that my family were having to contend with. We have 2 young sons and we were concerned for their welfare as at that time water was pouring down the walls and through the ceiling so we had no option but to continue. After we had committed ourselves to the additional window and works, I was then informed that my previous understanding was incorrect and I had now to reapply in full which I have now done so.

After reading the correspondences in connection with the above application which I note do not come from any of my immediate neighbours to the rear, left or right, I feel I have to take this opportunity to clarify a few points.

- NO's. 21, 25, 27 & 31 have no objections to any part of the extension and have no issue with the change in aspect.
- By trade I am a gardener not a builder as implied in some of the correspondents but I am running the operation.
- I have at all times taken care not to disrupt the neighbourhood. It is unfortunate that my neighbour has been building at the same time and the tradesmen at this property have not always taken so much care.
- The matter of guttering. The guttering of no 25 overhangs our boundary and as I understand, this is a civil matter.
- I can sympathise with some older long standing residence of Ramsbury Drive and understand that any change is difficult. We had discussed this on friendly terms with a number of our neighbours including those opposite and I was under the understanding they did not have any issue with the change.

I have included several signed documents from my adjacent neighbours that you may find of interest. My family and I are finding this most distressing and we hope that this matter will be closed soon. Please if you wish to discuss any points further do not hesitate to contact me on my home number.

Yours faithfully

Grahame Warren

Mr Warren — lunchtime or after 3.

* 9262547
* 07815607305

Call Tomorrow.

Enforcement — Re : No 25.

Basia may try to call today — if not call to advise whats happening

Left answer phone message for Mr Warren to call me back

private VIEWS — site visit to explain

This letter has been written on behalf of several elderly residents who felt too nervous to put their signature & their own individual letter of objection

PLANNING SERVICES	HPT
POL	TLS
DC 28	ENF
AHP	
CS	
29 APR 2002	
COPIES TO	ACK:
	FILE:

[redacted] R.D./M.E.D.
Ramsbury Drive Residents
Earley
Reading
RG6

Retrospective Planning
Application
F/2002/5874
No 23 Ramsbury Drive

Dear Miss Smith,

We are very upset by the building of this very large extension which looks quite different in style to any of the other houses in the road. We do not know how permission has been granted to build such an enormous 'terrace-like' building. It is so close to the next house that there is insufficient space for anyone to get access to their own guttering

or for access for emergency situations such as fire.

The building does not conform in style or scale to other extensions built locally.

The original plans, which were viewed at Ladstock Lane and in Woodley Library, had two flat velux windows in the roof at the back. Over the last few weeks, two very large, flat-roofed projecting buildings have been built in the loft at the back.

One has double glass doors leading on to a flat roof area and the other has a very large three sectioned

windows. The 'balcony' area looks into over some of our gardens and those of our neighbours in Maiden Erlegh drive. Many of the residents here are quite elderly now, some have lived here since the late 1930's and have always enjoyed the peace and privacy of their our gardens. until this building has been allowed to proceed, i the rear of No 23. We understand that planning permission is being sought after the extra features have been built, despite warnings from

the planning authorities. Surely this is unacceptable?

We are also concerned by the widening of the back gateway and the fact that the beautiful grass verges outside have been removed, leaving earth and rubble instead.

It looks very ugly and surely must not be permitted?

The owner seems to have several vehicles, many of which are parked in the road.

We have also been distressed in recent weeks (through February)

March and most of April by excessive noise (sawing tiles drilling etc) sometimes into the night but, every single Saturday and Sunday, all day and every day.

It has been peaceful only this last weekend April 27/28th

There have also been very frequent toxic bonfires in his back garden while the building has been going on.

Yours sincerely

several local residents

Ramsbury Drive

Marden Edleigh Drive

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/5874

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2002/5874
23, Ramsbury Drive, Earley, Reading.
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5874**
23, Ramsbury Drive, Earley, Reading.
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/5874

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2002/5874
23, Ramsbury Drive, Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/5874**
23, Ramsbury Drive, Earley, Reading.
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/5874

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/5874
23, Ramsbury Drive, Earley, Reading.
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5874**
23, Ramsbury Drive, Earley, Reading.
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

FROM: Louise Smith

DATE: 28 March 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5874

Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362..

Site Address: 23, Ramsbury Drive, Earley, Reading.

Applicant: Mr G Warren .

Your observations are required in respect of this application **by 21/04/2002** .

PLAN
DC
APP
CE
22 APR 2002
COPIES TO
ACK:
FILE:

Councillors considered that this proposal should be refused. It was felt that it was unneighbourly and, if allowed, would set a precedent. Furthermore it was felt that the 'escape windows' in the front elevation were of detriment to the street scene.

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

PLANNING SERVICES | RPT
POL | TLS
DC LS | BUF
AST |
CS |
09 APR 2002
COPIES TO | ACK ✓
FILE

19 Ramsbury Drive,
Earley, Reading RG6 7RT

6th April 2002

Ms Loiuse Smith,
PO Box 157,
Council Offices,
Shute End,
Wokingham, Berkshire
RG40 1WR

Dear Ms Smith,

Re: Planning Application F/2002/5874 - 23 Ramsbury Drive, Earley

I wish to oppose the above retrospective planning application on the following grounds:

- *It seriously infringes the privacy of residents in adjoining properties in Ramsbury Drive and, to a lesser extent, affects those on the west side of Maiden Erlegh Drive.*
- *Architecturally the windows are an ugly, heavy structure on a semi-detached house.*
- *The development in not in keeping with the housing in the road which has a special character.*
- *It will set a precedent in creating three-storey houses in the road and adjoining roads.*
- *It is likely to lead to a devaluation of adjoining properties.*
- *Residents should not be allowed to flout planning regulations with impunity.*

Yours sincerely,

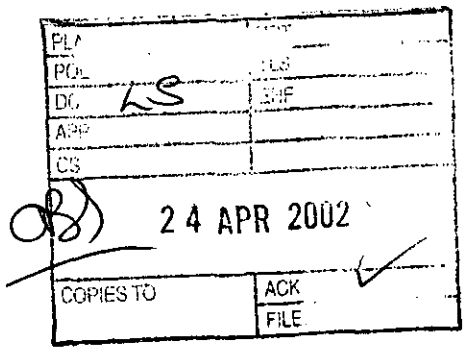
Jennifer A. Thick

Miss J. A. Thick

Copy to Earley Town Council

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 April 2002 11:10
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2002/5874
Correspondent_FullName: Mark Kernoghan
Correspondent_StreetAddress: 21 Maiden Erlegh Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7HP
Correspondent_Telephone:
Correspondent_Email:

Comments:

I wish to object to the approval of this application on two issues :

1) The dormer extension will have an adverse effect on our privacy as the whole structure now overlooks our property and most windows of our house.

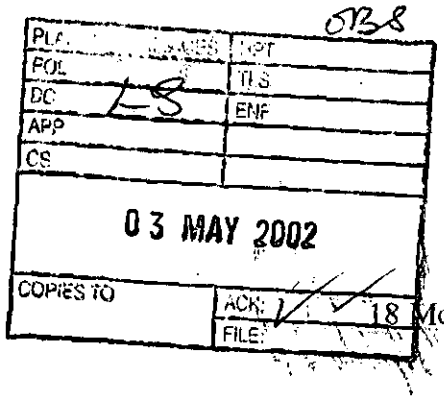
2) The structure is completely hideous in design and out of character to the actual property and neighbouring dwellings.

It should be noted by the planning committee that the above two points are based on visual fact as the dormer extension is almost complete.

This , to me , makes a mockery out of the fact that one has to be granted approval for any application.

I have had no objections to the previous application of a side and rear extension (2001 / 4362) but with this amendment , I feel planning application should not be granted.

I would strongly advise any member of the planning committee to visit neighbouring premises to view this extension with consideration to the two points made above.



9 Easby Way
Earley
Reading
RG6 3XA

18 Moor Copse Close
Earley
Reading
RG6 7NA

Miss Louise Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham

2 May 2002

Dear Miss Louise Smith,

Retrospective Planning, Application No. F/2002/5874 (No. 23 Ramsbury Drive)

This letter is being written on behalf of a resident of Ramsbury Drive who has deep concerns with regard to the recent alterations and additions to the above property.

The scale of the additional building is out all proportion and, with the close proximity to the neighbouring property, gives a terrace-like appearance. This is at complete variance in style to the existing range of elegant, spacious and exceptionally attractive pre-war houses.

This sets a most undesirable precedent. This site is now overdeveloped and the street scene seriously compromised.

The house has also been extended to give a third storey, by conversion of the rear of the roof area with two excessively large flat roofed dormer extensions. One of these has double glazed doors leading out on to a 'balcony' which overlooks adjacent buildings and properties to the rear in Maiden Erlegh Drive. This has resulted in a complete loss of their previously enjoyed, privacy. The original 'permitted plans' had two velux windows in the rear roof.

Several features have been built which have not received planning permission, and various Statutory Regulations appear to have been ignored, despite the content of two warning letters from the Wokingham Planning Authority. The first, dated October 31, 2001, dealing with conditions relating to planning permission, and the second with a 'loft

conversion', dated January 21, 2002, which say that 'any unauthorised work is undertaken at your own risk and expense' and that 'the outcome of any retrospective planning application cannot be predetermined'.

This latest planning application, which is now being considered, is supposed to be for all of the building projects which have be built in recent weeks, without prior planning approval or permission, and yet only one item has been listed, namely 'a second dormer window'.

Are the residents and the Wokingham Planning Authority expected to ignore all these building projects, many of which severely compromise Statutory Building Regulations and have resulted in the dramatic deterioration and change of the street scene and invaded the privacy of many local residents?

An excessively large porch now projects across the front of the whole property (apart from the bay window). It is built in a completely different style and further alters the character and external appearance of the property.

The house is now composed of five bedrooms and three bathrooms. It would appear that the whole basis of building these extensions is to house more people to the benefit of the landlord's profit. This will further increase the congestion and parking problems, with even more cars parked in the road – causing danger to children crossing the road. The property has parking space for three cars only (the garage is only large enough to store bicycles, scooters and the like). Any increase in the number of bedrooms requires an increase in parking spaces on the property. Furthermore, the driveway access has been altered by rebuilding the brick gateposts and front wall. The corresponding wide grass verges in front have been stripped of turf, leaving bare soil. This surely contravenes planning regulations? This alteration has further caused deterioration in the appearance of the property and is quite unacceptable. (See page 18 DTLR booklet on planning.) (In fact a special licence is required.)

'Whatever are they doing to Ramsbury Drive? They are ruining it.' This comment was made a few weeks ago by a local fencing contractor who regularly visits friends in the Drive. This sums up the feelings of local residents.

The close proximity of the double storey side extension to the external wall of the adjoining property does not provide sufficient space for service access or for the emergency services, i.e. FIRE. This is a very serious issue.

The guttering of No.23 property does actually overhang that of No.25, despite comments on the plans.

Recent comparable local planning applications have had to respect a minimum distance of 1 metre between property walls. No's 8 & 9 The Knapp had to have plans redrawn to provide the minimum distance required by the Planning Authority. No.39 Aldbourne Avenue, again, had to provide a minimum distance of 1 metre at ground floor level and a

minimum of 3 metres between their extensions at first floor level. The planning permission for No.7 Ramsbury Drive was not given without the minimum distance of one metre being included between its proposed extension and the single storey extension at No.9. No 7 was also advised to build the wall of a new conservatory at the rear at least one metre distant from the party wall.

The residents feel that they have been denied the opportunity to comment on many of the features that have now been included in the extension of this property. They have also had to tolerate excessive noise every weekend for several months as well as frequent bonfires burning toxic waste.

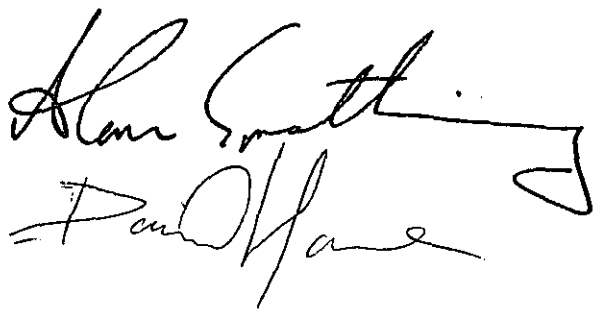
Several velux windows, which were not on the original plans, have been inserted in the front roof. The wooden triangular dormer over the bedroom window of the new double storey extension has not been built. This omission, again, changes the design, character and style of the property and detracts further from the overall appearance, adding to the 'terrace' effect.

The recent 'planning application' made by the owner indicates that car parking provision at the site will be changed but no plans have been provided to show further details. Indeed it is not possible to park more than three vehicles in front of the property, as previously stated in this letter.

The residents feel particularly aggrieved that so many contraventions of the planning statutes have not been addressed by the WPA and that they, the residents, have had to report repeatedly, the many irregularities, themselves.

Trusting that you will give serious consideration to the comments made in this letter

Yours sincerely,



David Hare

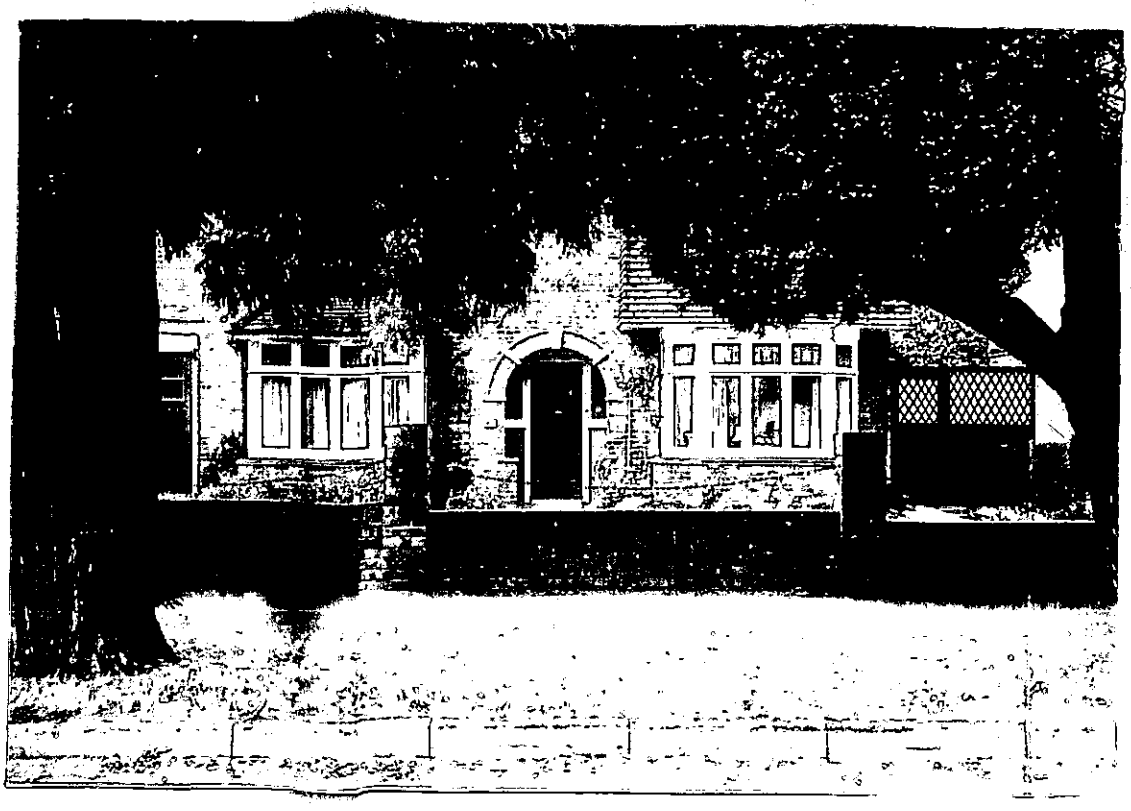
Alan Spratling

TYPICAL HOUSES, SOME DETACHED, SOME SEMI-DETACHED
IN RAMSBURY DRIVE, ALDBOURNE AVENUE
Some with extensions



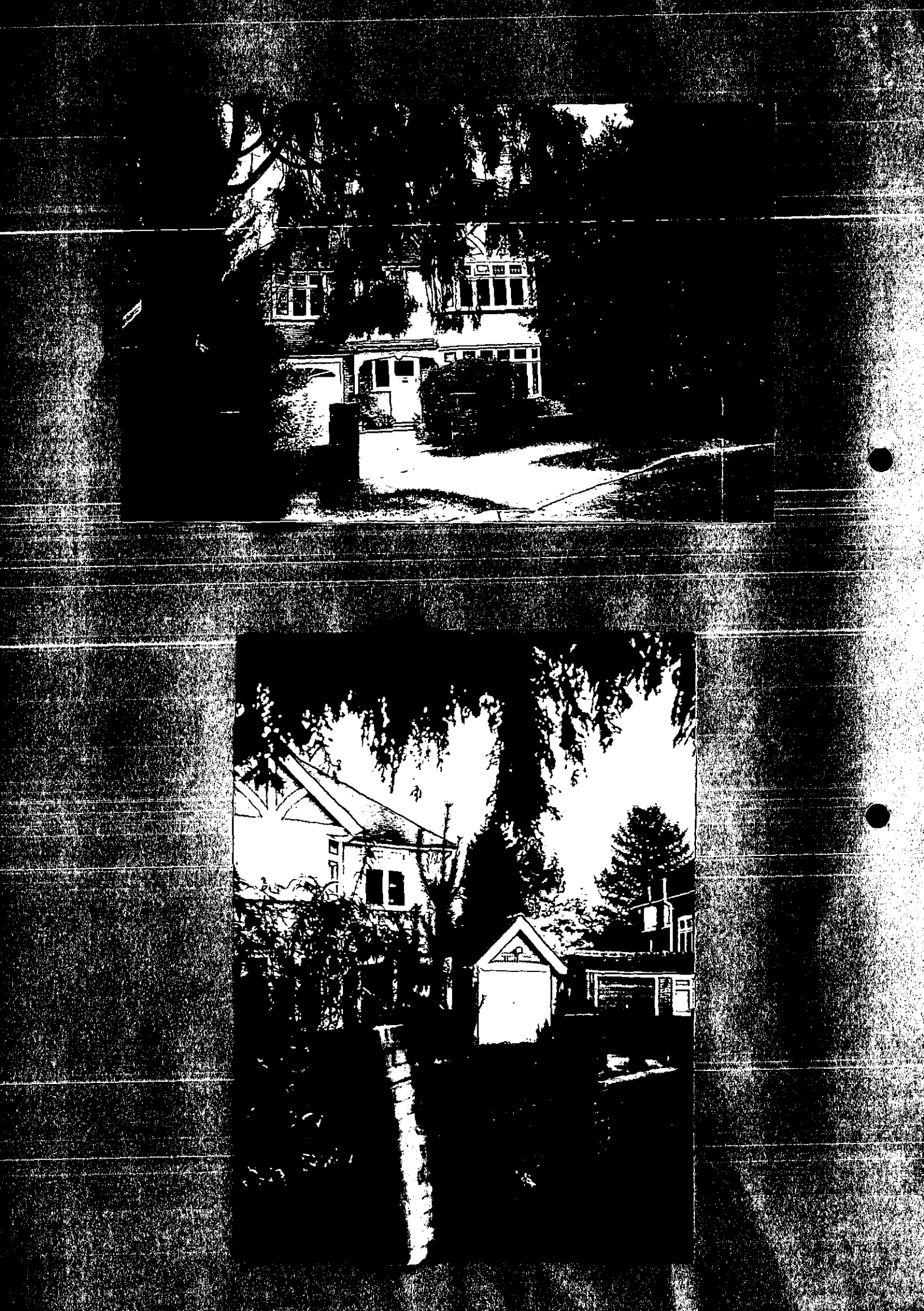













19


15



Recd 10.50 AM 1.5.02

21 Ramsbury Drive
Earley
Reading RG6 7RT
Berkshire
Telephone: 0118 926 5527

PLANNING SERVICES	HPT
POL	TLS
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01 MAY 2002	
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	FILE:

Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

30 April 2002

2002/5874

Dear Sirs,

Mr Warren of 23 Ramsbury Drive has asked me to confirm that I have not sent you any objections to his planning application F/2002/584. I confirm that this is the case.

Yours faithfully,

N. Mitchell

Neil Mitchell

Rec'd 10.50AM 1.5.02

PLANNING SERVICES	HPT
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CS	

01 MAY 2002

COPIES TO	ADK. ✓
	FILE:

Wokingham Unitary
Environmental Services Department
Planning Services
P.O..Box 157
Shute End
Wokingham
Berks RG40 1WR

For the Attention of Louise Smith

Application No. F/2002/5874
Site Address: 23, Ramsbury Drive, Earley, Reading
Proposal: Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362

As one of Grahame and Louise Warren's direct neighbours I would like to take this opportunity to state that I have no objection to their current planning application F/2002/584.

A. Tyler	25 RAMSBURY DRIVE.
C. GILLARD	27 Ramsbury Drive
G Wesley	29 Ramsbury Drive.

OBS

PLANNING SERVICES
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17 APR 2002
F/2002/5874
23, Ramsbury Drive

15 Ramsbury Drive,
Earley,
Reading,
Berks.

I oppose the roof development and all the other building irregularities not included on the retro-planning red notice for the following reasons :-

i/ No 1 Dormer - a large square sectioned flat roofed dormer with double doors opening onto a door well/ main roof. This is nothing like the small windowed, gable roofed dormer shown on drawing.

ii/ No 2 Dormer - is also a large sectioned and flat roofed totally over developing the roof area and not in scale with the retro-drawing.

iii/ A total loss of privacy for a large selection of the community (Ramsbury Drive/Maiden Earley Drive.

iv/ The provision of 3 x Velux windows in the front elevation of the roof is not shown on drawing, and does not add to the overall street scene.

v/ A small gabled roof on the front elevation of the building has not been built

vi/ The side extention of No 23 is so close to No 25 that the gutterings are overlapping and feel this must contravene building regulations etc.

vii/ The entrance to the dwelling has been widened and the grass verge excavated without any planning application.

I find it unacceptable in the way Mr. Warren has been allowed to do as he wishes without any action from the Building Inspector or Enforcing officer and hope this will be rectified as soon as possible.

S. MABERE.

OBS

PLANNING SERVICES	RPT
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APP	
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22 APR 2002	
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4 Ramsbury Drive, Earley, Reading RG6 7RT

Case Officer
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham Berks

12 April 2002

Dear Planning Officer

Application No. F/2002/5874 23 Ramsbury Drive, Earley

The roof extension which has been built is entirely different to those plans which were approved by your Dept. and the above retrospective application only refers to the second dormer window part of this.
I object to this third floor, second dormer as it is an extremely large flat roofed extension with large windows. In my opinion this is

1. overdevelopment
2. intrusive in size and appearance to neighbouring properties
3. invasion of the privacy of neigbours

I would also like to say that from the front of the building, it has been built in such close proximity to the neighbouring property that the roofs almost touch ! – Terracing effect with No. 25.

I would like to say that I cannot understand why the following is not addressed in this retrospective application and that it should be dealt with :
Why does the notice not show a retro planning application for a huge patio door, which has been put in instead of the first dormer window which was originally on the approved plan ?

1. this patio door is totally gratuitous
2. it is intrusive in size and appearance
3. the affect on neighbouring properties is appalling

In my opinion a large patio door is completely unacceptable and very distressing for neighbours, not least the patio doors but also

1) the fact that somebody is actually sitting up there overlooking everyone/everything.
2) residents do not want to look up from their own gardens to see people sitting up on an open third floor patio.
3) the affect on residents privacy on/in their own properties is unacceptable

It is a TWO-WAY objectionable scenario, and I would respectfully ask that this be put back to roof extension dormer windows as was applied for and expected by residents who had no objection in the first place to a normal extension.

Local residents feel grieved that owners who are builders can afford to take the risk of totally disregarding Wokingham Planning Dept with the presumption that (a) once built, residents will not be able to object, and (b) that the Council will not want the added aggravation of insisting that plans are adhered to. (It takes a lot of time and effort for everyone to deal with this, neighbours included, which we could all do without)

Yours sincerely
S Bartlett
Mrs S Bartlett

cc Earley Town Council
Councillors

P.S. This letter will also apply to No. 25 Ramsbury Dr. and I understand from Earley Town Council that retrospective planning is being sought from No. 25.

4 Ramsbury Drive, Earley, Reading RG6 7RT

068

PLANNING SERVICES	LPT
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18 APR 2002	
COPIES TO	ACK:
	FILE:

Case Officer
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham Berks

12 April 2002

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Yours sincerely

Mrs S Bartlett

cc Earley Town Council
Councillors

OBS

PLANNING SERVICES	HPT
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APP	
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22 APR 2002	
CON	✓

17, RAMSBURY DRIVE
EARLEY
READING
BERKS
RG6 7RT
Tel 01189 262484

19/4/02

APPN F/2002/5874

Dear Louise Smith

I write to you to object to the above planning application ref. 23 RAMSBURY DRIVE EARLEY. The Rear Dormer Windows that were built WITHOUT PLANNING PERMISSION look out over our rear garden and intrude into our privacy when we are in it. This also applies to No 25 incidentally! One of the unplanned windows are infact French Windows that the occupants can walk out of. There are no railings and they look to be a Health and Safety hazzard. If no planning permission was granted how was compliance with Building Control monitored? In my view they should be removed forthwith.

I must also mention the enormous SHED at the bottom of the rear garden — was this given Planning Permission plus the various climbing frames. When Children are on top of this bit they too look directly down into our garden, intruding on our privacy.

Yours Sincerely MR PHIL WAKEFORD

22 APR 2002
Earley Town Council

6, Ramsbury Drive
Earley
Reading
RG6 7RT

11th April 2002

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	

23 APR 2002

COPIES TO

The Planning Officer
Earley Town Council
Radstock Lane
Earley

ref: Louise Smith F/2002/5874,
23, Ramsbury Drive

Dear Sir / Madam,

I have seen both the plans and the actual work that has been carried out at 23, Ramsbury Drive.

Ramsbury Drive has, until now, maintained its original 1940's character with the few alterations that have been carried out being in keeping with the existing style.

The alterations that have been carried out at this site are totally unacceptable and don't, in any way, blend in with the design of other houses in the Drive.

Firstly, the window sticks out of the roof and spoils the line of the roof hip. This looks most odd both from the road and the rear of the property. Secondly, having a door in the roof is not in keeping with the building character of the area and has destroyed the style of the roof. The door, being so high up, directly affects the privacy of neighbours because it allows the occupants to look directly down into their neighbours' property.

I think this development directly contravenes the Loddon Local Area Plan and Wokingham District Local Plan in that it does nothing to "make a positive contribution to its setting and the character of the area"; is of "inappropriate design"; and has a "visual impact" that is detrimental to the area.

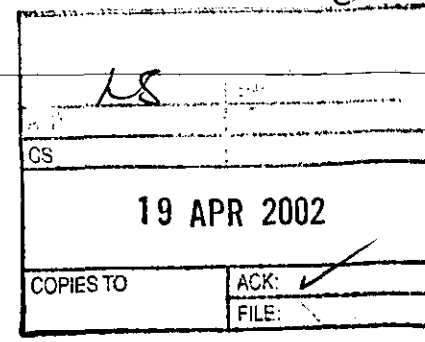
I would therefore ask the Council to refuse planning permission for this development.

Yours sincerely

Terence Hackwill

OBR

Carol Hurst



From: Ian Jordan
Sent: 19 April 2002 11:02
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Friday, April 19, 2002 11:10:02 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2002/5874
Correspondent_FullName: Mark Kernoghan
Correspondent_StreetAddress: 21 Maiden Erlegh Drive
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7HP
Correspondent_Telephone:
Correspondent_Email:

Comments:

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1) The dormer extension will have an adverse effect on our privacy as the whole structure now overlooks our property and most windows of our house.

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5B8

PLANNING SERVICES	HPT
POL	TLS
DC KS	ENF
APP	
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19 APR 2002	
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6, Ramsbury Drive
Earley
Reading
RG6 7RT

11th April 2002

ref: Louise Smith F/2002/5874,
23, Ramsbury Drive

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I would therefore ask the Council to refuse planning permission for this development.

Yours sincerely

Terence Hackwill

0158

PLANNING SERVICES	HPT
POL	TLS
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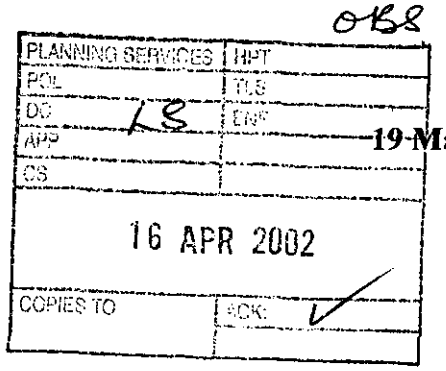

19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

Louise Smith
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham RG40 1WR

13 April 2002

re: Planning Application No. F/2002/5874
23, Ramsbury Drive, Earley, Reading
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

Dear Madam

May we begin by pointing out that, although your letter of 28 March 2002 to our neighbours at 21 Maiden Erlegh Drive (which they showed to us) begins 'The Council has received an application to carry out the above development proposal', the developments – which it should be noted are inaccurately represented by the applicants in the Plans concerned, which we have inspected at Woodley Library – have already been carried out, in contempt of Planning Law. The comments below are therefore not speculation as to likely consequences, but observations on the actual consequences.

We would further wish to point out that very similar development at 25 Ramsbury Drive preceded that at 23, and our comments apply equally to that development. We do not know if the owners of that property applied for, or received, permission for the exact changes that they have made. For some reason, we were not included among those local residents who received, from your Department, formal notification of either of these developments, even though we are affected by both.

We watched in dismay as the third storey development (i.e. above the ground and first floors) took place at 25 Ramsbury Drive, and with horror as the dormer French door was installed. This structure was not even then obscured by a row of very mature and tall screening conifers, which the owners (25 Ramsbury Drive or 23 Ramsbury Drive?) have since had reduced in height to below second storey (normal eaves) level. Had the Planning Department really given permission for such development? We could not believe it. Our hearts sank as work started at 23 Ramsbury Drive, and we watched first in trepidation and then in dismay as the third storey dormer (window 1 on our drawing) was constructed, but still hoping that construction would finish there. Instead, to our further dismay, a second dormer window was put in – but at least it was a window, not a French door. We subsequently returned from a week's holiday to be confronted with the dormer French door.

We believe that the Application(s) should be rejected, for reasons of 'Design, Appearance and Layout' and 'Effect on Daylight and Privacy'; we would expect that they are also not in accordance with 'Development Plan Policy'.

F/2002/5874
The scrappy Plans available for inspection at Woodley Library included features in pencil [marked with × on the attached drawing made from a tracing (under ill-equipped circumstances on our part) from the Plan], which we feel are probably of questionable legality in the circumstances. As far as can be judged from this most recent 'Application', it

relates to a change from a dormer window to a 'new dormer' (as written on the Plan), which is in reality a dormer that is a 'French window'-type full-length door and which has been installed at third storey level (i.e. above the existing ground floor and first floor) of this property.
The drawing concerned (new rear view) does not depict this correctly, giving the impression of a slightly longer than normal window, and describing it merely as a 'new dormer'.

Indeed, the drawings inspected misrepresent what has been put in place in several ways, as can be seen on our drawing, and by comparison with the enclosed photographs taken from first floor rooms 'A' and 'B' at the rear of our own property. (It should be realised that these photographs by no means properly represent the impact of these developments on our property and those of other affected properties, as we will outline further below.)

i The window that we have numbered 2 on our drawing, which appears to be the subject of the Application, is, as has been noted, a dormer with a 'French window'-type, full-length door.
ii The windows that we have numbered 3, 4 and 5 on our drawing are all of the style and size represented for window 3; window 4, in particular, is bigger than declared on the Plan, but window 5 is (fortunately) a little smaller than shown, being of the modern unit size, rather than the size of the old-style window depicted.
iii The window numbered 1 is also (again, fortunately) smaller than depicted, in the same way.

We note with some alarm that window 2 has a strip of vertical 'hatching' across the lower part. This feature has not been mentioned in the Application, but it suggests that the area in front of the window, although not marked as a 'balcony', may well be intended for use as such.

Our neighbours at 23 Maiden Erlegh Drive, whose property backs on to both 23 and 25 Ramsbury Drive, have recently had the undesirable experience of opening their curtains to be greeted by the sight of a gentleman sunning himself on what has recently been further converted to a balcony outside the dormer French door at the new third storey level at 25 Ramsbury Drive, enjoying uninterrupted views over and into the gardens and houses of the properties backing his own – views made more accessible since the previously mentioned row of mature and tall conifers had their heights reduced to below normal eaves level.

In view of the hatching marked on the Plan, and the disregard of the occupants of 23 Ramsbury Drive for Planning Law and Procedures, it seems very likely that there is an intention to make the same change in the event that Planning Permission were granted for their dormer French door.

Neighbours who did receive earlier notifications from your Department concerning these developments tell us that there was nothing in them to indicate that dormers with 'French window'-type, full-length doors – or balconies – would be installed. These dormer French doors, at both 23 and 25 Ramsbury Drive, are, for us, the most offensive features of both developments, on two counts: 'Design and Appearance', and 'Effect on Daylight and Privacy'. There is now no hope for 'Conservation of ...Trees... .'.

i *Design and Appearance*. These developments look absolutely dreadful, in particular the dormer French doors. They are totally out of keeping with the style of the area. Indeed, the addition of what is in effect a third storey, rather than 'loft conversions' with skylights, has created a development that is entirely out of keeping with the well-established local style of the area, with no more than ground and first floors.

It seems unlikely that permission would be given for such an appearance at the front of these properties, and we note that skylights, rather than dormer windows, are depicted on the front elevations of the Plans. (We have not inspected the front appearances of these properties from Ramsbury Drive, and so do not know if the changes made there are as depicted on the Plans, or if the Applicants have made other changes, such as the installation of dormer windows rather that skylights, that were not declared on the Application.) Quite why those residents whose properties back onto that of the Applicants should be expected to live with what is an unacceptable 'front image', defeats us.

ii *Effect on Daylight and Privacy.* The entire third storey development at 23 Ramsbury Drive has had a dramatic adverse effect on the privacy of our property, and undoubtedly that of other neighbouring properties. This is compounded by the effect of the third storey development at 25 Ramsbury Drive.
With reference to our photograph A, taken from second storey 'room A' at the back of our property, and our drawings from the Plan, some impression can be gained of the dramatic change in outlook: from one of the second storey of semi-detached houses, mirror images of what is depicted as second storey 'previous rear' on our drawing and seen as the rightmost window (at 21 Ramsbury Drive) on the photograph – namely only two windows in all and at second storey level only – to a barrage of windows, in particular the very dominating new ones at third storey level. Indeed, until comparatively recently, when our neighbours at 21 Maiden Erlegh Drive (not imagining what was to happen in Ramsbury Drive) removed some tall conifers at the end of their garden, the then single window at second storey level at 23 Ramsbury Drive was not visible to us (or we to them) at all (and the equivalent window at 21 Ramsbury Drive was mostly obscured). There is nothing we can do to regain this lost privacy; we can only trust that its extent is reduced by the Planning Department rejecting the Application for the 'new dormer'.
Photographs B and C show two angles of view from from second storey 'room B' at the back of our property. It is evident that the privacy that we had previously enjoyed, being little affected by the second storey windows of either property in Ramsbury Drive, has been intruded upon by the new developments. While fruit trees in our own garden will provide some privacy for room B during the 'in-leaf' months, this privacy was absent and will be lost again during the 'leafless' seasons of the year – which are also the darker times when one needs to use lights but does not necessarily wish to have curtains closed at all times when using illumination.
Other parts of the rear of our property – house and garden – are affected to varying extents by the developments. We are at the 'mercy' of the owner (21 Ramsbury Drive) of one 'house-height' conifer that retains privacy for us in some areas. We also derive privacy in other areas from trees and shrubs in our own garden. However, in the interests of reducing the invasion of privacy resulting from the developments that have taken place, we now feel constrained from continuing what we had deemed necessary programmes of management of these trees and shrubs. These included thinning and reducing the height of some of the fruit trees, and replacing old and failing evergreens that now have limited lifespans, with new plantings that would inevitably be much shorter and not provide the screen that the older ones do. The latter changes would mean that the ground floor rooms at the rear of the property, in particular, would lose all privacy. We are left in a state of partly renewed planting ...

iii *Development Plan Policy.* We appreciate that there is pressure on Planning Authorities to provide more residential accommodation, and understand that one way of achieving this is to allow extension of existing properties. However, this must be done in appropriate and sensitive ways, particularly in areas such as Maiden Erlegh.

We believe that the developments of third storeys carried out at 23 (and 25) Ramsbury Drive are neither appropriate nor sensitive, and that such development should form no part of a Development Plan Policy in Maiden Erlegh.
One of the two added third storey rooms at 23 Ramsbury Drive is labelled on the Plan as a bathroom, and the other as a bedroom. However, bedrooms do not normally require French doors, or balconies. We know that the owners of 25 Ramsbury Drive have constructed a balcony at this third storey level, and provision appears to have been made for a similar change at 23 Ramsbury Drive. The possibility for a change of use to what would in essence or reality be a second floor flat or apartment, with continual and intrusive 'daytime living' at second floor level, should not be permitted, or encouraged by implication.
We also question the cramped nature of the two developments. The new building at ground and first floor levels at 23 Ramsbury Drive abuts the property boundary, as presumably does that at 25 Ramsbury Drive. We believe that such crowding should not have been permitted, and that adoption of such close 'infilling' is detrimental to any Development Plan Policy for this area. We realise that the 'fine detail' addressed by the Plan under consideration here does not relate directly to this aspect of Planning, but we have not had the opportunity to comment on it at earlier stages of the overall Application (presumably including 2001/4362, and any other related stages).

We believe that permission should not have been given for the third storey dormer developments at either 23 or 25 Ramsbury Drive. Rather, loft conversions with skylights would have been appropriate.
We believe that the Application(s) should now be rejected, for reasons of 'Design, Appearance and Layout' and 'Effect on Daylight and Privacy'; we would expect that they are also not in accordance with 'Development Plan Policy'. In effect, this means that the Applicants should be required, at least, to revert the second dormer to a window rather than a French door, and to refrain from constructing and using a balcony at this level. Furthermore, if such action is possible within Planning Law, the Planning Department may find it appropriate to impose a fine in consideration of the Applicants' contempt for Planning Law.

As we have already stated, we do not know the 'Planning status' of developments at 25 Ramsbury Drive, but would hope that similar action as outlined above, with regard to the dormer Franch window at third storey level, could be taken by the Planning Department.

We thank you for your time and patience in reading and considering our comments. Should you wish to view the development from our property, that can be arranged at a mutually convenient time (details of our phone number are attached).

We remain, Yours faithfully

P.J. Lowry and Mrs S.E. Lowry

encls: Site Plan
Plan tracings
Sheet with 3 photographs

F/2002/5874 – Comments on, from

P.J. Lowry and Mrs S.E. Lowry
19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

If a site visit to this address is required, please make an appointment by phoning:
0118 [redacted]

(This number is ex-directory; please respect it and ensure that it is not made publicly available.)

re: F/2002/5874

~~Tree work at Maiden Erleigh Drive, Earley.~~



Site Plan, Scale: 1 to 1250

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	
CS	

16 APR 2002

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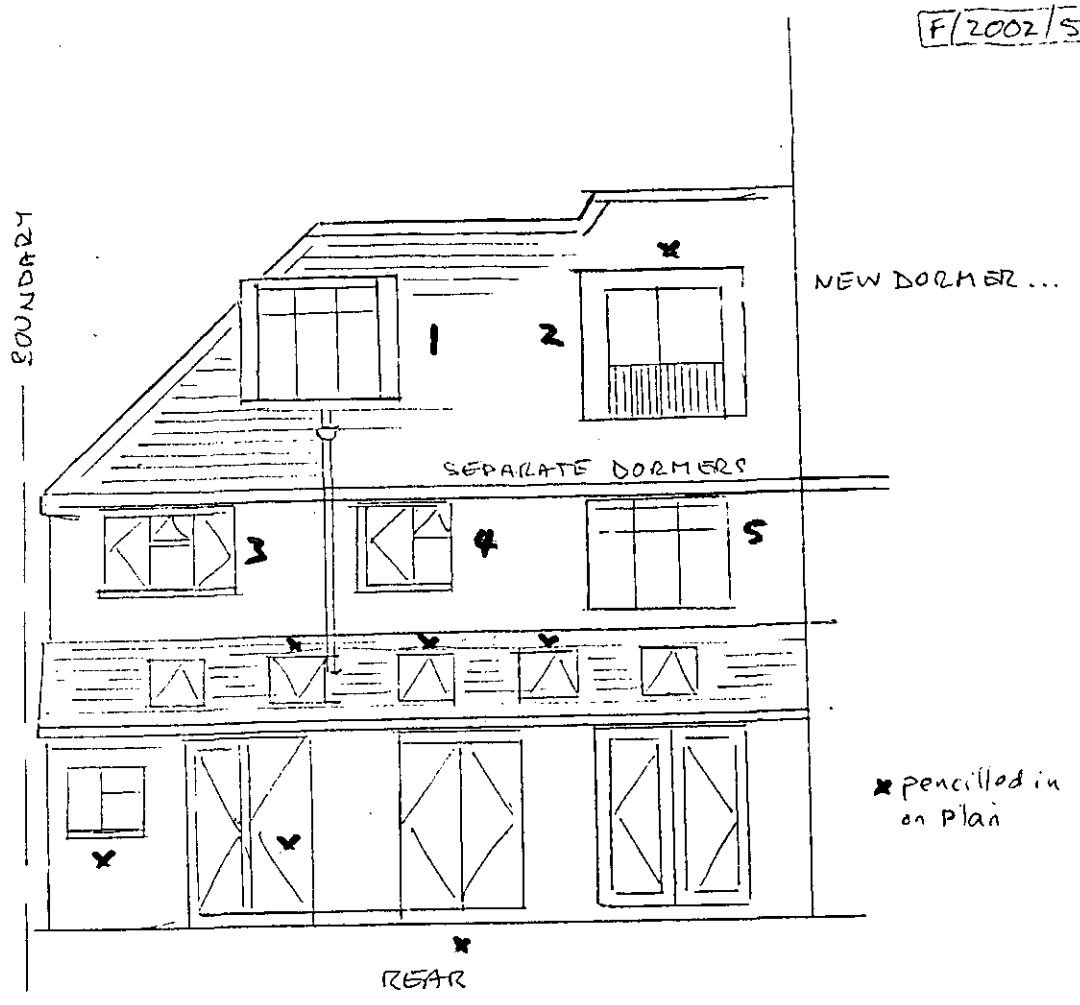
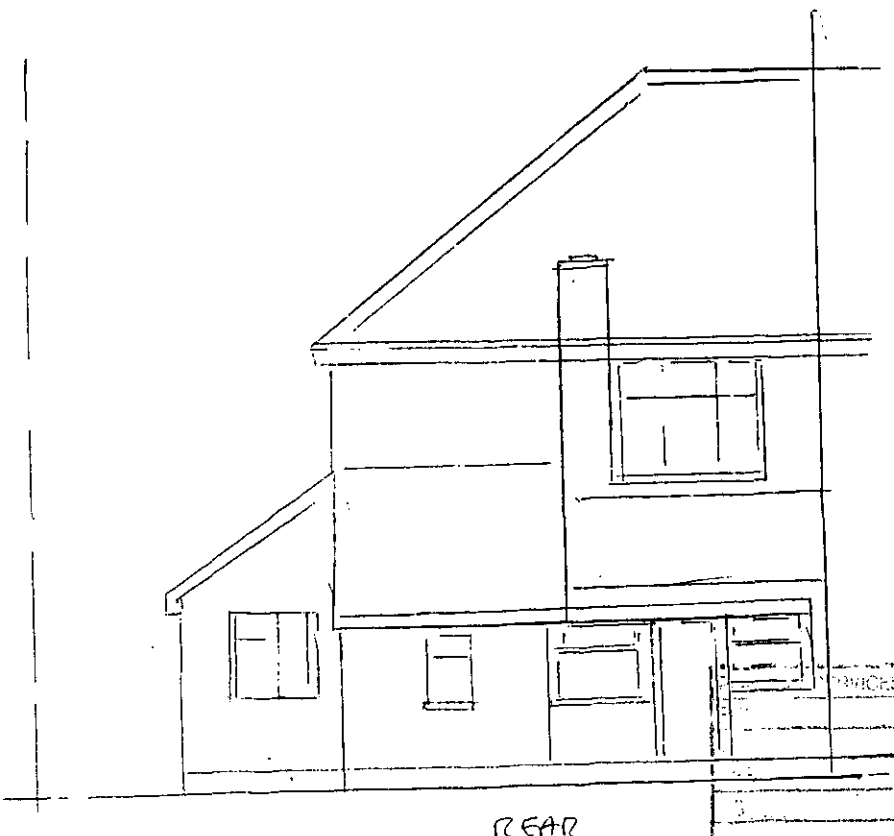
Date: 12 March 2001

F/2002/5874



NEW



PREVIOUS

16 APR 2002

COPIES TO	ACK:
	FILE:

FROM
LOWRY, 19 MAIDEN ERLEGH DRIVE

(re: F/2002/5874)
Lowry
19 Maiden Erlegh Drive



Photograph A,
from Room 'A
(first floor, rear)



Photograph B,
from Room 'B'
(first floor, rear)



Photograph C,
from Room 'B'
(first floor, rear)

PLANNING SERVICES	HPT
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DC	ENF
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16 APR 2002

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	FILE:

31 Ramsbury Drive, Earley, Reading RG6 7RT

Tel: 0118 926 1630

0858
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POL | TLS
DC | ENF
CS |
19 APR 2002
COPIES TO 17 April 2002 | FILE:

The Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1WH

Dear Sirs,

Re 23 Ramsbury Drive, Earley

We note the occupants of this property are again seeking planning consent for alterations being made to their property. We are therefore taking this opportunity to comment on the adverse effect of alterations that have been carried out within the last nine months. In our view, the changes that have been made are not in keeping with the character of Ramsbury Drive and adjacent houses.

The front elevation of the large extension that has been built to the side does not incorporate the gable that is so characteristic of the original houses, and which has generally been included in other extensions in the area. This totally spoils the original design of the house. The side extension is extremely close to that of the extension to the adjacent property; we fail to see how access to the rear of the property can be maintained, nor how the side elevation can be serviced. The occupants have also built into the roof space. The front roof elevation has again been adversely affected by the introduction of a number of Velux windows, but the rear roof elevation has been ruined by the addition of two large dormer windows, one of which contains a door leading on to a sloping roof. This has spoilt the appearance of the property from the back gardens of Ramsbury Drive, such as our own, and we very much regret the unsympathetic introduction of this type of building.

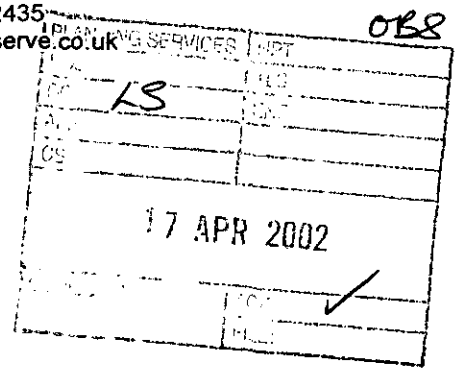
We are surprised by the scale of the alterations that are in progress, and are also concerned that these may have been made without full planning consent. On the other hand, if consent has been given to such development, we hope that the Planning Committee will resist further planning applications that might be received in the light of this precedent, so that further development which degrades the character of this area can be prevented.

Yours faithfully,

Dr D Collett

Mrs J Collett

Graham Hickling
17 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Home Phone 0118 926 2435
Email graham@ghicklings.freeserve.co.uk



15 April 2002

Ms Louise Smith
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Smith

BUILDING APPLICATION - 23 Ramsbury Drive, Earley
APPLICATION NUMBER F/2002/5874

I understand an application has been made to amend the previous planning consent on the above property and I am writing to outline my objections to the amended proposal.

The particular aspect we find unsatisfactory is the installation of what are in essence double doors in the roof. Whilst unsightly dormer windows may have to be accepted, the installation of doors which open out at third story level is wholly inappropriate to the house and the area. It also means that mine, and many others', gardens and houses are overlooked which has not previously been the case.

I therefore urge the Council to reject the application for amendment.

Yours Sincerely

Graham Hickling

OBS

PLANNING SERVICES	HPT
POL	TLS
DC LS	ENF
OP2	
CS	

15 APR 2002

12.4

8 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

Dear Madam,

Re. Application No. F 2002/5874
23, Ramsbury Drive, Earley.

Referring to your letter of 28th March advising me of proposed rear dormer extension to the above dwelling. I do not quite understand as the rear dormer extension is already in place as part of the overall extension of the dwelling.

I have in my possession the original letter your department sent 28/2/01. Proposal - two storey side extension and single storey rear extension to dwelling. Then 10/7/01 another letter - Proposal Two storey side and single storey rear extension to dwelling. Neither letter made mention of a rear dormer extension. As the latter was described as an amendment I did view the plans and the note I made was "a minor adjustment at back of development."

Referring back to my first remark I would like to say how saddened I am by what is happening in our road. Neighbour is being set against neighbour, and there is alot of ill-feeling I know I must not comment on all the reasons for this situation which has arisen, sufficient to

say if the original planning agreed has not been adhered to it is your responsibility to take action.

Yours sincerely.

Joan Pye (MRS)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 APR 2002	
COPIES TO	ACK: ✓
	FILE:

12.4.02

8 Ramsbury Drive
Earley
Reading
Berkshire
RG6 7RT

Dear Sir,

Re: ~~Ramsbury Drive, Earley~~.

I have today written to your department of Planning in reply to a letter received by me regarding a proposed amendment to the extension of No. 23 Ramsbury Drive, and I would like to make further comments regarding this, and the extension carried out by No: 25. The completed frontages have taken the whole of the ground space, neither now has a side entrance. Between the two buildings is a narrow corridor, a haz and for small children cats and dogs! This has now been blocked up at the front giving the appearance of a terrace, completely out of context with the appearance of the road. Having given permission for this, neighbours each side of them would expect to be able to do the same, and the whole row of semi detatched houses would have a terraced appearance.

Another extension ongoing in the vicinity is causing unbelievable inconvenience to other residents. Several cars, trucks and vans are lined up on the bend of the road. I cannot walk to the Post Box on the path, my only route being the middle of the road,

and negotiating the bend (I am 82 years of age). All traffic has to pull over to the right into the path of oncoming traffic which cannot be seen. The grass verges have the appearance of a ploughed field, generally in the road now there are used for car parking so they easily get ruined during wet weather. These verges are your property so could we not have "No parking on verges" notices similar to the entrance to Aldbourne Avenue?

I am saddened by the animosity and ill feeling there now is in the road. I am a member of your Citizens' Panel. We all hope we are helping you to achieve the Excellence you are aiming for, but I do not see much progress around me! Ramsbury Drive has always been described by the Housing Market as a "much sort after road", and I would like to see our past reputation restored by co-operation between yourselves and the newer residents in the road.

Yours sincerely,

Joan Pyle (MRS)

23 Maiden Erlegh Drive
Earley
Reading
RG6 7HP

PLANNING SERVICES | HPT
POL | TLS
DC KS | ENF
APP |
CS |
09 APR 2002
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FILE

Our Ref: 1504.wdc.ls.sw.r
Your Ref: Louise Smith

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG41 1WR

8th April 2002

Dear Ms Smith

Re: Application No: F/2002/5874
Site Address 23Ramsbury Drive, Earley, Reading
Proposal: Proposed Rear Dormer Extension to Dwelling,
Amendment to Consent 2001/4362

I am in receipt of your letter dated 28th March 2002 in respect of the above proposed rear dormer extension. I would like to confirm my objections to this extension for the following reasons:

1. As you are probably aware the extension has already been carried out and the dormers already installed. I note this has already occurred on the adjoining property No.25 and perhaps you could inform mw whether they are in contravention of planning.

2. The proposed loft conversion is out of keeping with the general tone of the area.

3. The development, combined with the side extension to the property and the large workshop which has been constructed to the rear of their garden, which abuts my property, constitutes over development on the site.

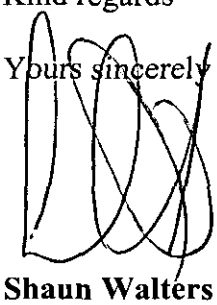
4. The installation of the dormers adversely affects the privacy within my house and garden and the adjoining properties in Maiden Erleigh Drive. In order to retain any sort of privacy we now have to retain fairly high screening to our boundary, which if this is removed the privacy in both our garden and in the rear rooms of our property is adversely affected. This combined with the similar loft conversion to the adjoining property adversely affects the privacy within some of the properties in Maiden Erleigh Drive.

For these reasons I would recommend that permission is refused, but at the very least if you are of a mind to permit permission, then the rear dormer windows should be glazed in opaque frosted glass.

I would appreciate if you could give consideration to my points and look forward to hearing from you.

Kind regards

Yours sincerely



Shaun Walters
swalters@holtwalters.co.uk

Application Number : F/2002/5874	**Map No :** 52
Case Officer : LS	**Site Area :** 0.06
Valid Date : 19/03/02	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

Location : 23, Ramsbury Drive, Earley, Reading.

Parish : EA **Ward : RED**

Applicant : Mr G Warren .

Fee Required: ~~£0~~ 95-00 **Fee Received: £0** 95-00 received 19/3/02 No fee paid on 4362

Additional: 95-00 ✓ requested 20/2 **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Bathroom windows shown on 1st floor plan, not on side elevation. (condition 3 on previous approval says no windows to be added to side elevation)	20/2	19/3
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL		/	
ENCROACHMENT LETTER REQUIRED			
OTHER	Pls check – are these 2 separate rear dormers or one linked dormer – not clear from elevation. (looking at f. plan, I think they're probably separate)	20/2	19/3

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

+pls include T. M. Hackwill, ✓

.....6 Ramsbury Drive

No pre-app

Received by Wokingham District Council

Application No: F/2002/5874

PROPOSAL:
Proposed rear dormer extension to dwelling. Amendment to consent 2001/4362.

LOCATION:
23, Ramsbury Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5874 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
28 March 2002

ADDRESS 23 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
686/53	Mr. H. Leach	Garage	13/10/53	App. N/A
BRA 913	Mr & Mrs Layland	S/St. Extension	3.7.86	App
96/64553/F	"	"	5.12.96	C/A
AP96/5848	"			
		S/St Ext.	16.10.96	App
F/2001/3407	G. Warren	2/St Side & S/St R.ext	03.04.01	C/A
F/2001/4362	Mr G Warren	2/St Side & S/St R.ext (amendment to 3407)	13.08.01	App.

DATE OF COMPLETION

MINISTRY DECISION

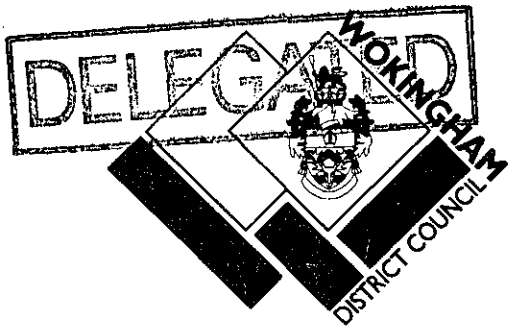
SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 13.MAR2002* 5874

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	GRAHAME WARREN. 23 RAMSBURY DRIVE EARLEY READING RG6 7RT
2 Agent's Name Address and postcode Phone number	/
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	RE - APPLICATION FOR. 1 ADDITIONAL REAR DORMER WINDOW
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.	red brick 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 ☐

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9 How many bedrooms does the property have?	Existing: 3	Proposed: 5
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.

27.01.02

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 27.01.02

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



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Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002

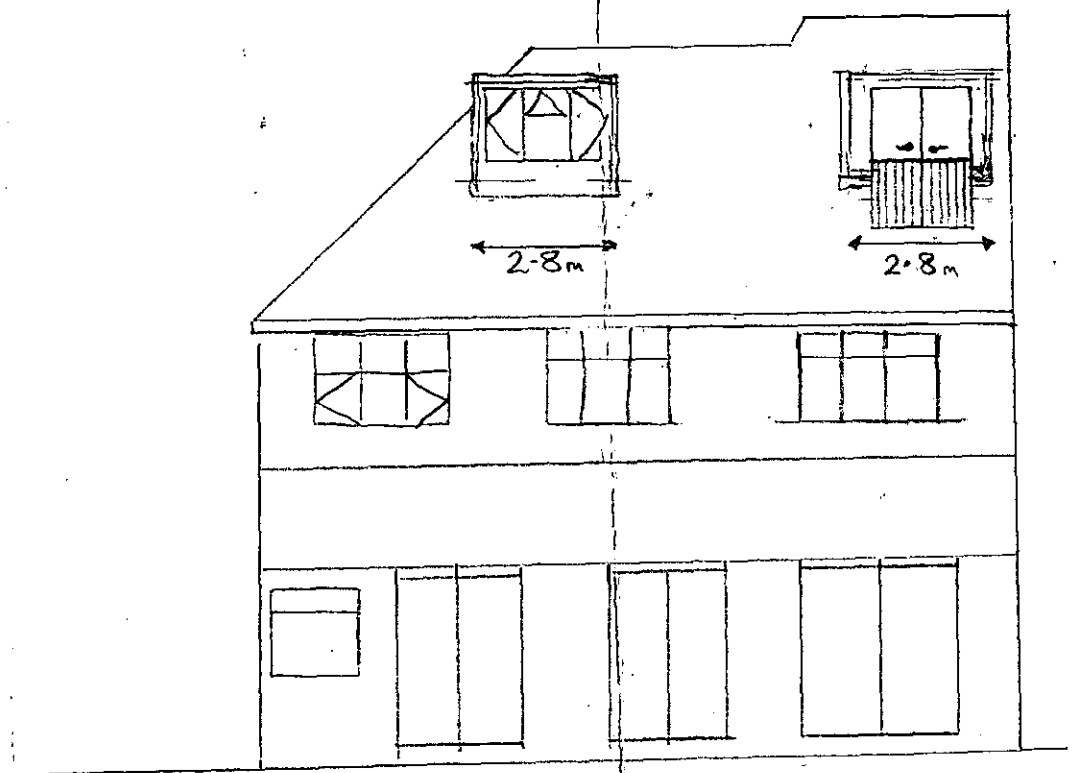
Scale: 1 : 1250

N
W E
S

F.a.o. Louise Smith

MR WARREN!

EXISTING BUILDING 23 RAMSBURY DRIVE RG67RT



FLAN...	FPT 65952
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11 FEB 2003	
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Fao. Louise Smith

PLANNING SERVICES
PC
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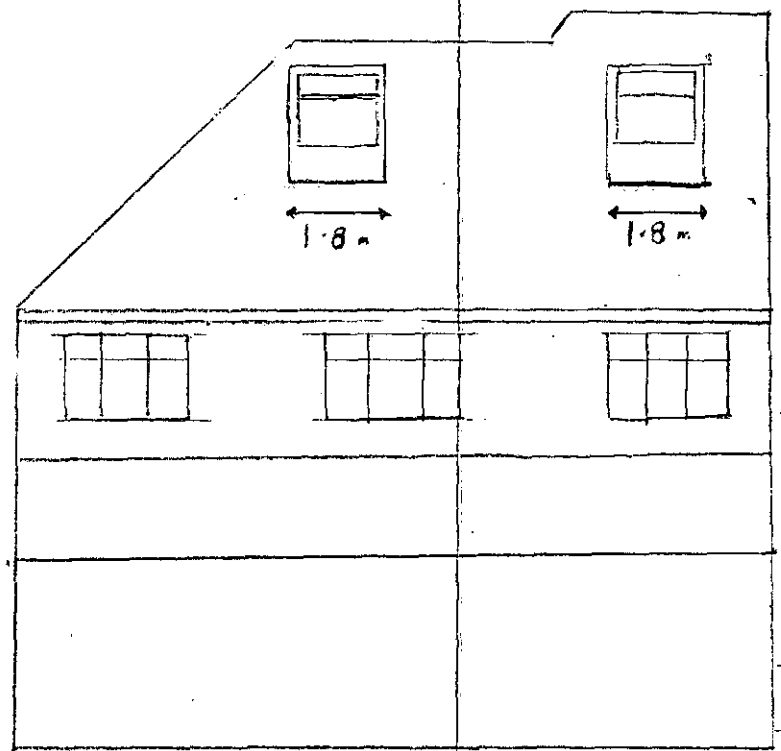
A
C
11 FEB 2005

MR WARREN 23 RAMSBURY DRIVE RG67RT

PROPOSED REDUCTION OF DORMERS + REPLACING DOORS WITH WINDOW



DOOR REMOVED, REPLACED BY WINDOW.

BOTH DORMERS REDUCED BY 1 METER (OVER ONETHIRD) RETAINING FLAT ROOFS TO MATCH ALL LOCAL EXSTING DORMERS (N° 13 RAMSBURY DRIVE) + NEARLY ALL OTHER EXTENTIONS IN RAMSBURY DRIVE

23 KAMSBURY DRIVE
MR WARREN

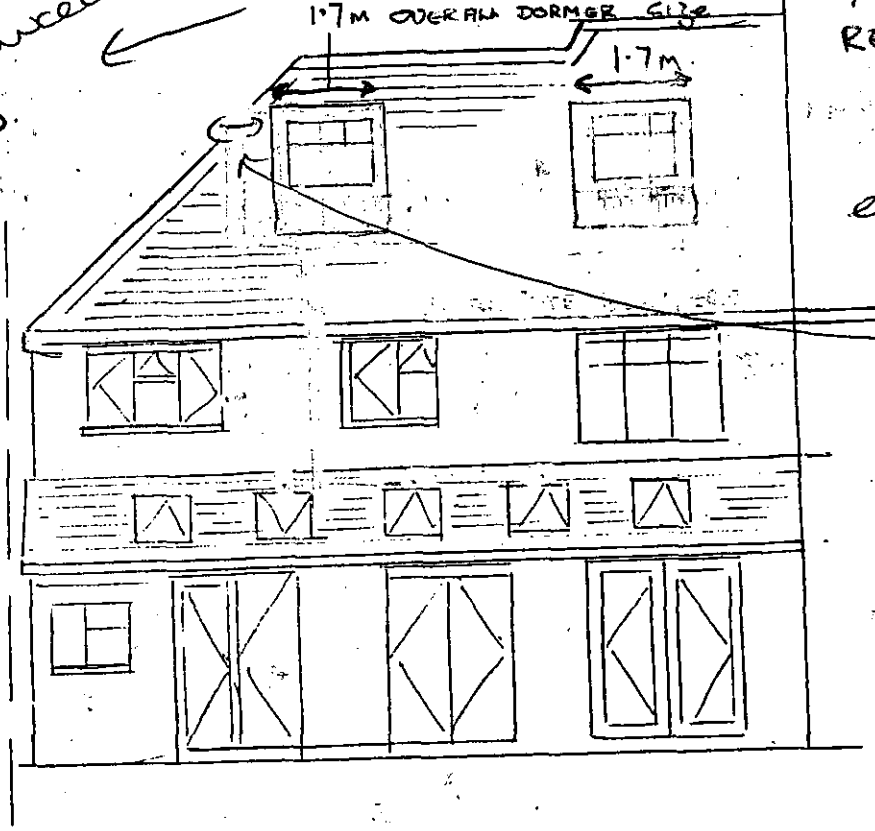
F/2002/5874

SUGGESTED AMMENDMENTS TO BUILDING

external extra 18 inches
2.7
-1.7

1.7m OVERALL.
REDUCED FROM 2.8m

width reduced of dormers.



scale not exact annotated.

distance may be greater.

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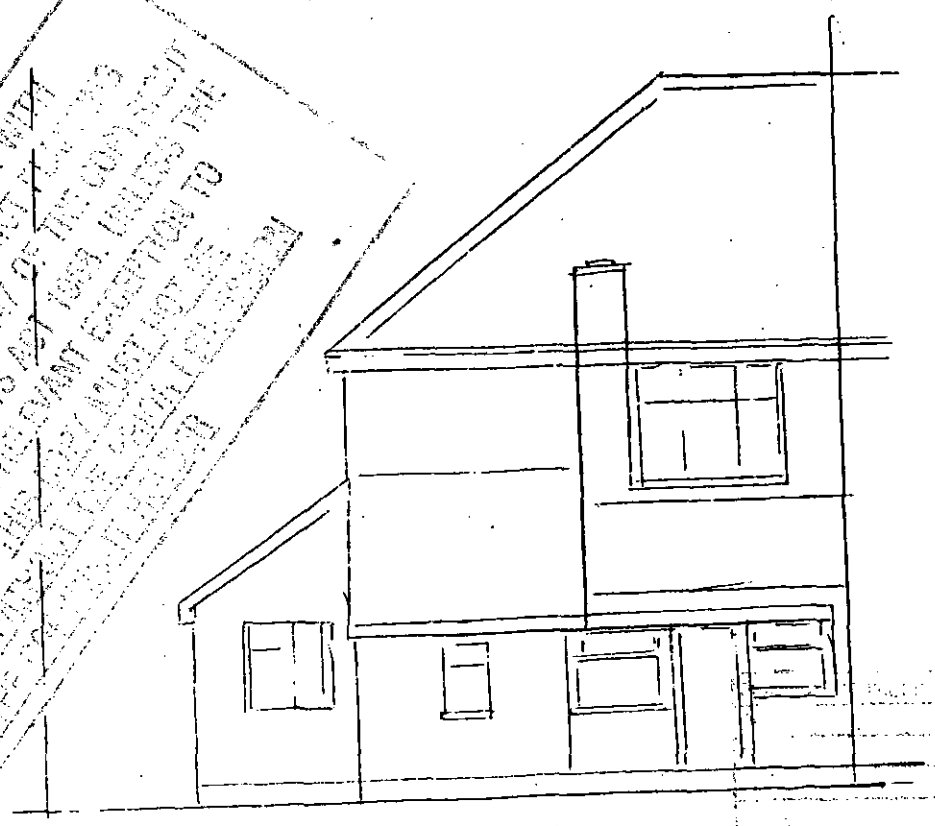

REAR

PREVIOUS

18 APR 2002
COPIES TO
ACK:
FILE:

FROM LOWRY, 19 HAYDEN ERLEGH DRIVE

13 MAR 2002* 5974

DELEGATED

325 2200 475 500 325 800 500

CONTIAX 2550

LIGHT

LIGHT

PORCH.

STORE ROOM

150 STEP

HALL

EXIST. 200 BEAM. EXPOSE & CHECK.

LOUNGE

KITCHEN/BREAKFAST ROOM

DINING ROOM

2700

203x102x23# U.B.

3000

2x203x102x23# U.B.

3000

2x203x102x23# U.B.

ACA

7 KN PAVESTONE

S.V.P.

CONT. STRIP FOUNDATION

KITCHEN EXTENSION

VELUX IN ROOF ABOVE.

FLAT ROOF OVER

1.50m DOORS

1.80m DOORS

1.80 m DOORS

EXISTING SEWER

SCALE 1:50