EX SYSTEMS LTD

APPLICATION NO:
F/2001/3146

LOCATION:
14 The Green, Woosehill Wokingham.

APPLICANT:
Mr M Elcox

PROPOSAL:
Proposed first floor side extension, single storey rear extension, new window to north side elevation on ground floor, infill of bay window at front, conversion of existing garage to habitable rooms and erection of detached garage.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Elcox
14, The Green
Woosehill
Wokingham
Berkshire
RG41 3PG

Application Number: F/2001/3146

Parish: **WOKINGHAM**

Location: **14, The Green, Woosehill, Wokingham.**

Proposal: **Proposed first floor side extension, single storey rear extension, new window to north side elevation on ground floor, infill of bay window at front, conversion of existing garage to habitable rooms and erection of detached garage.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The garage shall be constructed so that the main length of the 'flat roof' is no higher than 2.4 metres in relation to the average height of the adjacent boundary with No. 15 The Green, and so that the highest part of the pitched roof is no higher than 3.0 metres in relation to the boundary with No. 15.

Condition
7. The first floor south facing flank elevation window shall be glazed in obscure glass and so maintained.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. Due to the rise in land level at the point where the garage is proposed and in the absence of a surveyed drawing, it is considered appropriate to restrict the height of the proposed garage structure in the interests of the amenity of the neighbouring property and to ensure compliance with Local Plan policies.

Reason
7. In the interests of the amenity of the adjacent property and so as not to prejudice development of the adjacent dwelling.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 27/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

1 DAM additional plans for our info

14 The Green
Woosehill
Wokingham
RG41 3PG

PLANNING SERVICES	HPT 38932
POL	TLS
DC	ENF
APP	
CS	GA
22 JAN 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham

Attn : George Allpress

22nd January 2001

Dear Sir

Re: Application No. F/2001/3146

Thank you for your letter dated 15th January 2001, regarding the above application.

I would like to confirm that no part of the proposed development, including foundations and roof over hang, will encroach onto, over or under neighbouring property.

Thank you for your assistance with this matter.

Yours faithfully

Martin Elcox

F/2001/3146

STAGE 1 CUSTOMER COMPLAINT

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES (ENVIRONMENTAL SERVICES)

Respond Ref : CMPL 00267

COMPLAINT AGAINST: *(please circle)*
Countryside / DC Admin / (DC Applns) / DC Enforce / Lscape & Heritage / Planning Client / Policy & Info / Transportation

Date received : 8/3/01

Reply by : 22/3/01

Type of Complaint : ***(please circle)***
A. Impact of service on resident
B. Inadequate communication
(C.) Inadequate service
D. Policy
E. Response outside target
F. Service delay
G. Service not provided
H. Service withdrawn
I. Staff Conduct

Case Officer : George Allpress **Passed for Action to :** John Mitchell

Acknowledgement Date : 8/3/01 ***(Initials)*** SB

Full Reply sent *(Date)* : 21/5/01 ***(Signature)*** .....

Stage 1 Our Action : ***(please circle)***
A. Change in procedures
B. Change of policy
C. Disciplinary action
(D.) Explanation/apology
E. Formal training
F. No action necessary
G. Notify Members
H. *Referral to Contractor*
I. Referral to other Agency
J. Staff instruction

Stage 1 Justification : ***(please circle)***
- (Justified)
- Not Justified
- Outside Jurisdiction
- Partly Justified
- Policy

Customer Satisfied : **YES - Resolved At Stage 1**
(please circle) **NO - Passed To Stage 2**

PLEASE RETURN THIS SHEET TO SANDRA BAYDEN WITH A COPY OF STAGE 1 REPLY

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 May 2001
My ref. JRM/SB/F/2001/3146
Your ref.

4085-2

Mr P Brice
11 The Green
Woosehill
WOKINGHAM
Berkshire RG41 3PB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Brice

COMPLAINT - PLANNING APPLICATION F/2001/3146
14 THE GREEN, WOKINGHAM

I refer to your letter of 7 March 2001 and sincerely apologise for the delay in replying.

I have looked carefully at this matter and essentially you should have been informed when you came to the desk that planning permission had already been granted. I am sorry that this was the case and that you did not have the opportunity to put your views forward.

I can assure you that we do take parking matters into account in looking at planning applications. The Council does operate maximum parking standards for certain forms of development and does require off-street parking for new developments. In this case the issues you raised were thoroughly taken into account because the planning application was examined by our Highways staff who look at parking matters as a matter of course. Their view was that there was no objection to the proposal.

I am sorry I cannot be more helpful to you but I will take your comments into account as a matter of general principle in looking at applications in the Woosehill area.

Thank you for drawing this matter to my attention.

This concludes Stage 1 of the Council's Complaints Procedure. If you are still dissatisfied the matter can be considered at Stage 2 which takes the form of an investigation by the Director of Environmental Services, Karen Satterford. She can be contacted at PO Box 153, Shute End, Wokingham, RG40 1WL.

If the matter is not resolved at Stage 2 it can be referred to the Chief Executive at Stage 3.

Complaints not resolved through the Council's Complaint Procedure can be referred to the Local Government Ombudsman.

Yours sincerely

JOHN MITCHELL
Development Control Manager

By hand 7/3/01

REPLY BY

22 MAR 2001

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	140857
08 MAR 2001	
COPIES TO:	ACK: 8/3/01
	FILE:

To: Complaints Officer,
Planning & Transport Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire

Ref/PB

7th March 2001

To Whom this may concern,

Events leading up to this complaint.

The afternoon of Tuesday 27th February 2001 at about 3.30 p.m. I went to the planning office and enquired about the planning application at 14 The Green, Wokingham, Berkshire, RG41 3PG.

The lady at reception was very helpful and provided me with the plans to look over. I asked the lady, have the plans been approved and she went out of her way to double check and informed me they had not and that, I had about a week to object, as she explained, sometimes the planning decisions do not always go a head as scheduled. She made it clear to me that if I had an objection that it would become public. I thought it might be best to discuss my concerns with the planning officer first, as I was concerned about the parking and felt this could be a problem if the garage was built. She informed me Mr George Allpress was not in his office and was out of the office some other days of this week. She gave me his direct line number to call. Unfortunately I did not call him until Thursday and on the two occasions I called there was no reply. I called again Friday and got through and spoke to a lady who said he was not in today. I explained why I was calling and she said she would pass the message on. At this point, I asked my concerns to be kept confidential until I had spoken to George Allpress. She expressed this matter could be a highway matter.

I decided to write my concerns over the week end about the proposed garage and parking and posted my letter by hand on Sunday 4th March as I thought time could be a problem in receiving my concerns by Wednesday 7h March due to the application expiry date.

I then called George Allpress, Monday morning 5th March at about 10.00 a.m approximately, to discuss my concern regarding the parking. He informed that the application had been approved on 27th February and there is nothing I could do about it. In view that I was told on 27TH February by the lady at the reception in the planning department that the plans were still to be approved and I had time to put forward an objection.

My points of complaint:

1/ Why was I not told that these plans were being approved on this day 27th February.

2/ I could have expressed my concerns there and then (on 27th February while visiting the planning office) to be put forward as a consideration.

3/ The Planning application sign that was stuck to 14 The Green's garage, did not come to my attention until early February and when we asked the neighbour about their plans they did not mention anything about the garage. It was not until I discreetly went and read the application, did I become a ware of plans for the garage.

4/ I do think the sign could have been better positioned, (Due to the position of the house), so why did the department not think to inform the neighbours by letter to whom this would or could effect. i.e.: 11 The Green.

5/ I do not think that the planning department thought this application approval through thoroughly and considered any difficulties regarding the parking problems this plan may cause to 11,12 & 15 The Green. Please refer to the copy letter dated 4th March 2001 sent to Mr George Allpress stating my concerns. Also faxed to him on 5th March 2001. Copy enclosed in this letter.

6/ I do feel after talking to Mr George Allpress on my view about this plan, it does seem to reflect, that my views would not even have been taken into consideration and this attitude by the department is wrong. If you where to come and study the road when everybody is parked at home and with visitors, you will probably understand my objection to the garage being erected. I feel very strongly that the research to all of this has not been given fair consideration.

I do think that the issue over planning extensions and other buildings on plots on Woosehill should take into consideration other neighbours and look at what knock on effect these plans can have on others, not just at present but long term in years to come. Effectively, this has not been achieved in this case.

This plan could add to the parking problems that already occur in The Green, ie: cars parked on corners, around blind bends, parking in the turning circle and opposite peoples drive ways which causes manoeurvarable problems.

I look forward to your reply.

Paul Brice.

Paul Brice, II The Green, Woosehill, Wokingham, Berkshire, RG41 3PG. Tel: 0118 9776241, or work 01494 881171

Copy

Mr George Allpress,
Case Officer,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

4th March 2001

Reference: Application No F/2001/3146

Regarding the extension plan to 14 The Green, I would like to point out as a resident at 11 The Green, That if a garage is erected on this plot, I feel this could cause parking difficulties for both the neighbours of 11 & 12 The Green, forcing constant parking outside my lounge window, which is literally three foot from the edge of my house. As I live on the edge of the turning circle and numbers 12 & 14 The Green, have shared access to their drive way. Long term, taking into consideration that we all have young families, there will be a possibility of the added pressure of more cars being parked, which is going to add further parking congestion to the road in years to come.

My house has already made the provision for three cars to be parked off the road which was not the original lay out when the house was first built. I therefore feel due to how my house is situated, that by allowing this plan to go a head, more congestion in time will be created causing the problem of parking to be outside my house and not being an effective plan for number 14 as less car parking room will be created outside number 14 's house. I also think this will also cause difficult manoeuvres for number 12. (also to take into consideration the view, that the majority of people these days do not use their garage for the parking of the car, including myself).

At present the end of the turning circle is used by all three houses for parking when people are visiting. My view is when this garage is erected this space will be used constantly by number 12 & 14 for parking due to less space being available for parking on their shared driveway. Bearing in mind the end of this road is a turning circle and should be kept clear for easy access and safety.

I hope you find these points of value and under no circumstances am I being prejudice towards this application.

My firm belief is unless you try and protect the environment you live in to enforce a balance of compromise. Long term, these developments can create even bigger issues. I do think at present though if to many people decide to extend their properties with in The Green and do not consider these issues that I have mentioned, it will eventually not become a very pleasant cul de sac to live in. We only have a limited amount of space between the houses and I would not like this compromise spoilt by creating a cramped road of housing and worse cramped parking conditions. I would appreciate feed back on these comments.

Yours sincerely

P Brice

Paul Brice
11 The Green, Wokingham, Berks, Tel: 0118 9776241

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 8 March 2001
My ref. SB/F/2001/3146
Your ref.

4085

Mr P Brice
11 The Green
Woosehill
WOKINGHAM
Berkshire
RG41 3PG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Brice

COMPLAINT REGARDING HANDLING OF PLANNING APPLICATION F/2001/3146

Thank you for your letter dated 7 March 2001 regarding the above. The concerns you have raised are being investigated by John Mitchell, Development Control Manager under stage 1 of the Council's complaints procedure and a full response will follow shortly.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/3146

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr M Elcox
c/o Andesign
9 Perkins Way
Wokingham
RG40 2TN

Dear Sirs

PLANNING PERMISSION 2001/3146
SITE: 14 THE GREEN, WOOSEHILL, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3146 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

M L THORP
Principal Development Control Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3146	GA
BUILDING CONTROL NUMBER	FP2001/2352 Central	
~~APPLICANT~~/AGENT	Anderson	
ADDRESS OF SITE	14 The Green Woosehill WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	first floor side ext & S/S rear ext + garage conversion (detached garage exempt BC)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ Rec'd 10/1/01
ELEVATIONS	AH/E/3160	— "
FLOOR PLANS	— "	— "
garage	AH/G/259.	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2-1-2-01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - first floor + ground floor side windows deleted. (south) + garage windows deleted.	
DATE	15/10/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 19 March 2001
My ref: F/2001/3146
Your ref:

Mr Brice,
11 The Green,
Wokingham,
Berkshire

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 Mr Brice,

14 THE GREEN, WOOSEHILL, WOKINGHAM. F/2001/3146

Thank you for your letter dated 4th March in which you made various comments, and raised objections to this recent planning application at this property.

I have to inform you that the planning application was determined before receipt of your letter. However, I can assure you that your concerns regarding obstruction of the public highway and parking provision were in any event given full consideration in the determination of this application.

The Authority's Highways engineers are satisfied that the required number of parking spaces can be provided within the curtilage of the application property and that the site can be accessed safely. The application therefore received their recommendation that permission be granted.

I sympathise with your concerns. However, the application complies with Local Plan policies with regard to highway safety and parking provision and there were no other reasons to justify a recommendation other than to grant planning permission. Planning permission was therefore granted in the absence of material harm.

Yours sincerely,

John Mitchell
Development Control Manager.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS OBS | GA
05 MAR 2001
COPIES TO: | ACK:
FILE:

Mr George Allpress,
Case Officer,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

4th March 2001

Reference: Application No F/2001/3146

Regarding the extension plan to 14 The Green, I would like to point out as a resident at 11 The Green, That if a garage is erected on this plot, I feel this could cause parking difficulties for both the neighbours of 11 & 12 The Green, forcing constant parking outside my lounge window, which is literally three foot from the edge of my house. As I live on the edge of the turning circle and numbers 12 & 14 The Green, have shared access to their drive way. Long term, taking into consideration that we all have young families, there will be a possibility of the added pressure of more cars being parked, which is going to add further parking congestion to the road in years to come.

My house has already made the provision for three cars to be parked off the road which was not the original lay out when the house was first built. I therefore feel due to how my house is situated, that by allowing this plan to go a head, more congestion in time will be created causing the problem of parking to be outside my house and not being an effective plan for number 14 as less car parking room will be created outside number 14 's house. I also think this will also cause difficult manoeuvres for number 12. (also to take into consideration the view, that the majority of people these days do not use their garage for the parking of the car, including myself).

At present the end of the turning circle is used by all three houses for parking when people are visiting. My view is when this garage is erected this space will be used constantly by number 12 & 14 for parking due to less space being available for parking on their shared driveway. Bearing in mind the end of this road is a turning circle and should be kept clear for easy access and safety.

I hope you find these points of value and under no circumstances am I being prejudice towards this application.

My firm belief is unless you try and protect the environment you live in to enforce a balance of compromise. Long term, these developments can create even bigger issues. I do think at present though if to many people decide to extend their properties with in The Green and do not consider these issues that I have mentioned, it will eventually not become a very pleasant cul de sac to live in. We only have a limited amount of space between the houses and I would not like this compromise spoilt by creating a cramped road of housing and worse cramped parking conditions. I would appreciate feed back on these comments.

Yours sincerely

P Brice

Paul Brice
11 The Green, Wokingham, Berks, Tel: 0118 9776241

TOTAL P.01

Mr George Allpress,
Case Officer,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
	FILE:

4th March 2001

Reference: Application No F/2001/3146

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My house has already made the provision for three cars to be parked off the road which was not the original lay out when the house was first built. I therefore feel due to how my house is situated, that by allowing this plan to go a head, more congestion in time will be created causing the problem of parking to be outside my house and not being an effective plan for number 14 as less car parking room will be created outside number 14 's house. I also think this will also cause difficult manoeuvres for number 12. (also to take into consideration the view, that the majority of people these days do not use their garage for the parking of the car, including myself).

At present the end of the turning circle is used by all three houses for parking when people are visiting. My view is when this garage is erected this space will be used constantly by number 12 & 14 for parking due to less space being available for parking on their shared driveway. Bearing in mind the end of this road is a turning circle and should be kept clear for easy access and safety.

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My firm belief is unless you try and protect the environment you live in to enforce a balance of compromise. Long term, these developments can create even bigger issues. I do think at present though if to many people decide to extend their properties with in The Green and do not consider these issues that I have mentioned, it will eventually not become a very pleasant cul de sac to live in. We only have a limited amount of space between the houses and I would not like this compromise spoilt by creating a cramped road of housing and worse cramped parking conditions. I would appreciate feed back on these comments.

Yours sincerely
P. Brice
Paul Brice
11 The Green, Wokingham, Berks, Tel: 0118 9776241

01494882290

05-MAR-2001 09:57 FROM HTS LANE END TO 01189746484 P.01/01

WORK SHEET FOR: George Allpress

Application Number: F/2001/3146

Applicant: Mr M. Elcox.

Location: 14 The Green, Woosehill, Reading.

Proposal: Proposed first floor side extension, single storey rear extension, new window to north side elevation on ground floor, infill of bay window at front, conversion of existing garage to habitable rooms and erection of detached garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		19/01/01

Date of Neighbour Notifications : 15/01/01

Date of Site Visit : 08/02/01

Date Registered : 10/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001
12/02/01 (GA)

This application will have expired on: 07/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

Wokingham Town Council - some concern about the additional and relocated windows in the southerly elevation and the possibility of overlooking the neighbouring property.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3146

Appraisal :

The application property is a detached house situated at the end of a cul-de-sac and accessed by private drive shared between this and the adjacent no.12. The dwelling is east facing, facing the flank and rear garden of no.15. The property has a large separation between flank and boundary on its north side and a single storey garage on its south side. There is a gap between garage and boundary of around 1.0 metre to its boundary with no.12 (the adjacent property to the south).

The application proposes extending at two storeys on the ~~east~~ South side on the site of the existing garage. A replacement free standing garage is proposed to be located in the north east corner of the curtilage frontage. The site of the garage is adjacent the north west corner of no.15's rear garden. A single storey rear extension with lean to roof is also proposed.

The two storey extension would be continuos in its ridge line and both front and rear elevations. The separation between the building and both boundaries would be maintained, thus retaining the character of a detached dwelling.

The two storey extension is considered to retain the essential characteristics of the existing dwelling, be designed in character with it and therefore ~~not~~ would not harm the street scene.

In terms of amenity: the extension would face the flank elevation of no.15 and not give direct views into habitable rooms. No.12 has no habitable room windows facing the application site. A first floor side window is proposed (south facing), this is to a hall area and can be conditioned as obscure glass to protect adjacent amenity and to ensure against prejudice of the development of the adjacent property. Two ground floor windows are proposed, however, these would not be above boundary height. The new window to the north boundary would not increase overlooking as it is proposed at ground floor level.

The rear extension is of a modest depth and not considered to give rise to amenity issues.

The relocated garage would be on uneven ground which rises over the property in an northerly direction. A condition ensuring maximum height of the structure in relation to the boundary would ensure against material harm.

The application raises no objection from Highways, and demonstrates compliance with local plan policy in terms of parking provision.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3146
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard Condition:
6			The garage shall be constructed so that the main length of the 'flat roof' is no higher than 2.4 metres in relation to the average height of the adjacent boundary with no.15 The Green, and so that the highest part of the pitched roof is no higher than 3.0 metres in relation to the boundary with no.15.
			Reason:
			Due to the rise in land level at the point where the garage is proposed and in the absence of a surveyed drawing, it is considered appropriate to restrict the height of the proposed garage structure in the interests of the amenity of the neighbouring property and to ensure compliance with Local Plan policies.
7			The first floor south facing flank elevation window shall be glazed in obscure glass and so maintained.
			Reason:
			In the interests of the amenity of the adjacent property and so as not to prejudice development of the adjacent dwelling.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	No6		WITHIN CURTILAGE

27/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 14 The Green, Woosehill, Reading.

APPLICATION NUMBER: F/2001/3146

OFFICER: George Allpress

DATE OF SITE VISIT: 08/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses in an estate setting.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling situated at the end of a cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.15 to the east, no.12 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus hardstanding to front for two cars.
LEVELS	Level at the application property with marginal fall north to south
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

1327

WOKINGHAM DISTRICT COUNCIL

~~CONFIDENTIAL PLEASE DO NOT PUT ON FILE~~

To George

Date 2/3 Time 10.25

WHILE YOU WERE OUT

Name Paul Brice ~~[illegible]~~

Of 11 The Green

Phone No. 01494 881171 work or [redacted] 977 6241 home Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/3146

14 The Green

live at end of turning circle.

Garage will take away space on plot of No 14 for parking of cars – will perhaps lead to parking problems outside their house. Would like a chat about this.

Signed Jan

5/3 - 10.AM Returned Mr Brice's call

i) OBSTRUCTION OF TURNING CIRCLE -

ii) TERRACING EFFECT

His main grounds of objection seem to be as above. Tried to explain to him that the application complied with Plan standards. in so far as it complied with off street parking requirements. ~~But he insisted on now~~ Mr Brice made several other comments regarding our failure to consult properly and would not be placated by my explanations. He expressed a wish to complain. I said I would sent him details of the Council's complaint procedure, which I have done

[signature] 5/3/01

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 22/2 Time 1.30

26/2 - 3.05pm Returned MH P's call advised her of C6 recommendation She seemed happy with it.

WHILE YOU WERE OUT

Name Mrs Pearce

Of

Phone No. 977 2964 Ext.

or do you send her the info if not possible to phone?

Phoned	✓	Please call back	✓ will be home after 2pm on Monday
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2001/3146 — 14 The Green Woosehill.

Apologises for missing you when you have tried to contact her.

She would like to know exact dimensions of extn, (*) particularly garage (*) — height x width x depth + where does it start from?

Signed Jan

1
2.3
1
2.4
1

14 The Green
Woosehill
Wokingham
RG41 3PG

PLANNING SERVICES	HPT 38932
POL	TLS
DC	ENF
APP	
CS	GA
22 JAN 2001	
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Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham

Attn : George Allpress

22nd January 2001

Dear Sir

Re: Application No. F/2001/3146

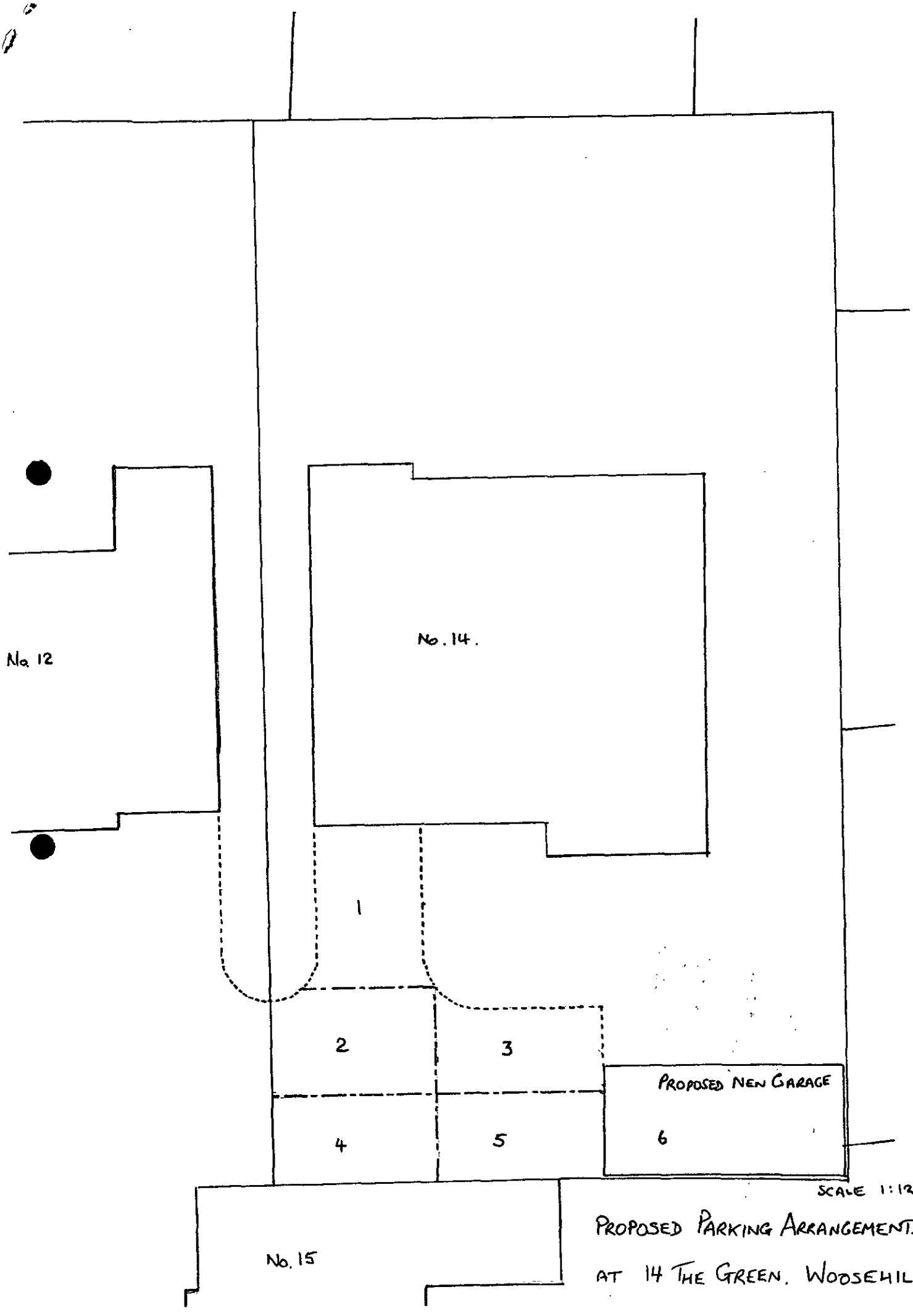
Thank you for your letter dated 15th January 2001, regarding the above application.

I would like to confirm that no part of the proposed development, including foundations and roof over hang, will encroach onto, over or under neighbouring property.

Thank you for your assistance with this matter.

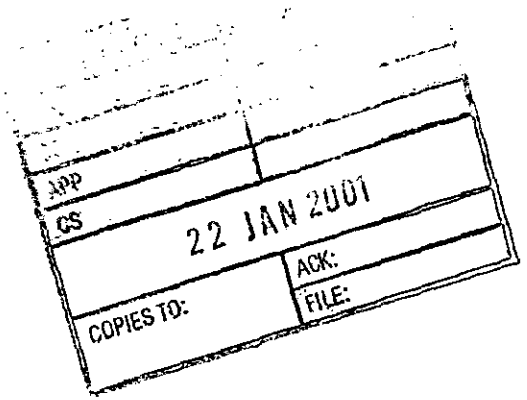
Yours faithfully

Martin Elcox



SCALE 1:125

PROPOSED PARKING ARRANGEMENTS AT 14 THE GREEN, WOODHILL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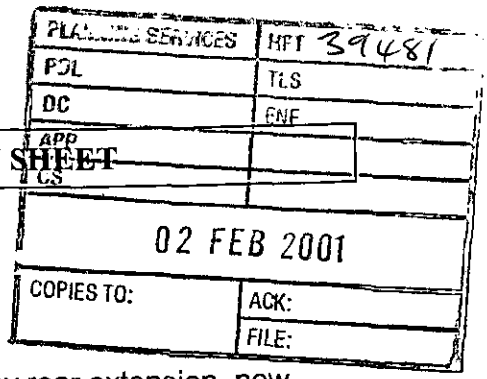

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2001/3146

Proposal: Proposed first floor side extension, single storey rear extension, new window to north side elevation on ground floor, infill of bay window at front, conversion of existing garage to habitable rooms and erection of detached garage

Site Address: 14 The Green, Woosehill, Wokingham

Applicant: Mr M Elcox

Your observations are required in respect of this application **by 08/02/2001**

No objection

Comment – some concern about the additional and relocated windows in the southerly elevation and the possibility of overlooking the neighbouring property.

SIGNED: _____ **DATE:** 30/01/2001

CLERK TO Wokingham Town Council

~~HIGH~~WAYS CONSULTATION SHEET

From: George Allpress **Date:** 15 January 2001

Application Number: F/2001/3146

Proposal: Proposed first floor side extension, single storey rear extension, new window to north side elevation on ground floor, infill of bay window at front, conversion of existing garage to habitable rooms and erection of detached garage.

Parish: WOKINGHAM TOWN

Site Address:
14, The Green, Woosehill, Wokingham.

Applicant:
Mr M Elcox .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

The spaces on the parking layout plan provided do not meet our standards. They must have minimum dimensions 4.8m x 2.4m (and 5.5m x 2.4m in front of a garage).
However, the highway authority are satisfied that ~~the~~ 3 no. parking spaces can be provided within the curtilage of the property and therefore recommend the following conditional approval:

① C049, R049.
② C122, R122.

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

25/01/01

1762

G.A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3146 relates.

Address of site 14 THE GREEN, WOODHILL.

Signed [signature]

Date 19th January 2001

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
GS	
22 JAN 2001	
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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 01
Officer: GA	Application No. F/2001/3146

Map No. 68. Site ...0.04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, NEW WINDOW TO NORTH SIDE ELEVATION ON GROUND FLOOR, INFILL OF BAY WINDOW AT FRONT, CONVERSION OF EXISTING GARAGE TO HABITABLE ROOMS & ERECTION OF DETACHED GARAGE

Location: 11 THE GREEN

Parish: WOKINGHAM Ward: EVENDONS
15.01.01

Applicant: MR M. ELCOX.

Fee Received 95.00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged *in blue/red*			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout for 3 Vehicles.	15.01.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	- Label rooms - No floor plans for garage	15.01.01	
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment of garage at boundaries.	15.01.01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...15.01.01.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS:

..... S/N + see map ✓
.....
.....
.....
.....
.....
.....
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.....

By hand 9.1.01.

Environmental Services

For office use only.
Application number: 10.JAN.2001 * 3146

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR MARTIN ELCOX 14 THE GREEN WOOSEHILL WOKINGHAM RG41 3PG 0118 977 1327
2	Agent's Name Address and postcode Phone number	N/A
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.	14 THE GREEN WOOSEHILL WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION OVER CURRENT GARAGE SINGLE STOREY EXTENSION AT REAR CONSTRUCT NEW 1½ LENGTH GARAGE CREATION OF BAY UNDER FRONT D/S 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 BRICKS AND DARK STAINED TIMBER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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 9th January 2001

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

DOCTORS SURGERY & R.C. SCHOOL SITE

(1) ADDRESS WOOSEHILL NON-RESIDENTIAL AREA D PARISH THE GREEN Nos 1-12, 14-25

PLOT No. 4 R.C. SCHOOL SITE ORD. SHEET No.

BUILDER NUMBERS AS PLOTS ALLOWING FOR THE EXCLUSION OF NO. 13

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6939	HAMPSHIRE & CITY ESTATES	LINK ROAD - SEWERS	22.8.77	REL N/A 31.10.83
20274	DR. M.T. DARLISON	PORTAKABIN DRS' SURGERY (REMOVED FROM HERON ROAD)	20.10.83	N/A TP
21750	MR. S. STAGLES	PARKING OF PLAYBUS	23.8.84	N/A 31.8.85 T.P.
24222	"	"	12.9.85	N/A REL
24700	BCC O/L 24 HOUSES		13.1.86	CIA
25667	TEDWOOD PROPS	"	12.6.86	R
26103	"	"	7.8.86	CIA
938/9	"	SHINHOUSE (22/23) BUILDERS COMPOUND	20.3.84	CIA
BRA1608	" 1-24	"	22.10.86	APP
27196	" Nos. 2, 4 & 23	CH. OF HOUSE TYPE		REL
28796	CARSON & CO.	AIR SIGN	19.2.88	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 7/73 (Right of School) T.P.O. 18/73 (L. of School)

DRAINAGE

091074

32892/BRA6796 4 THE GREEN MR & MRS ANSELL UTILITY 17.4.84 21.2.84 APP CIA

(2) ADDRESS THE GREEN PARISH WOKINGHAM

PLOT No. WOOSEHILL ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36712	MR. B. SUTTON No. 21		19.12.90	CIA
BRA 9544	MR. B. SUTTON "	GARAGE TO UTILITY/STORE & GARDEN STORE	24.10.90	APP
36934	"		21.1.91	CIA
BRA 9830	" "	KITCHEN EXT.	18.1.91	APP
38206	" 3	2/ST. EXT.	9.9.91	REL
40574	M.S. PHILLIPS " 2	8/ST. EXT.	15.3.93	CIA
FP/93/1398	" "	"	13.5.93	APP
96/63464/F	MR & MRS SANTIVALE " 6	PART GARAGE TO RES.	11.4.96	CIA
FP96/5401	" "	"	11.6.96	APP
96/64508/F	C. ANSELL 4	1ST FLOOR OVER GARAGE	4.11.96	CIA
FP97/6544	" 4	"	23.6.97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. (No 3). s/st/side extn. Romar Building & Design. 19/7/99.

DRAINAGE PD Eng (No 14) Area for airbrushing. Mr M. Elcox. 22/7/99. (partition).

091074

1933

(3)

ADDRESS THE GREEN **PARISH** WOKINGHAM

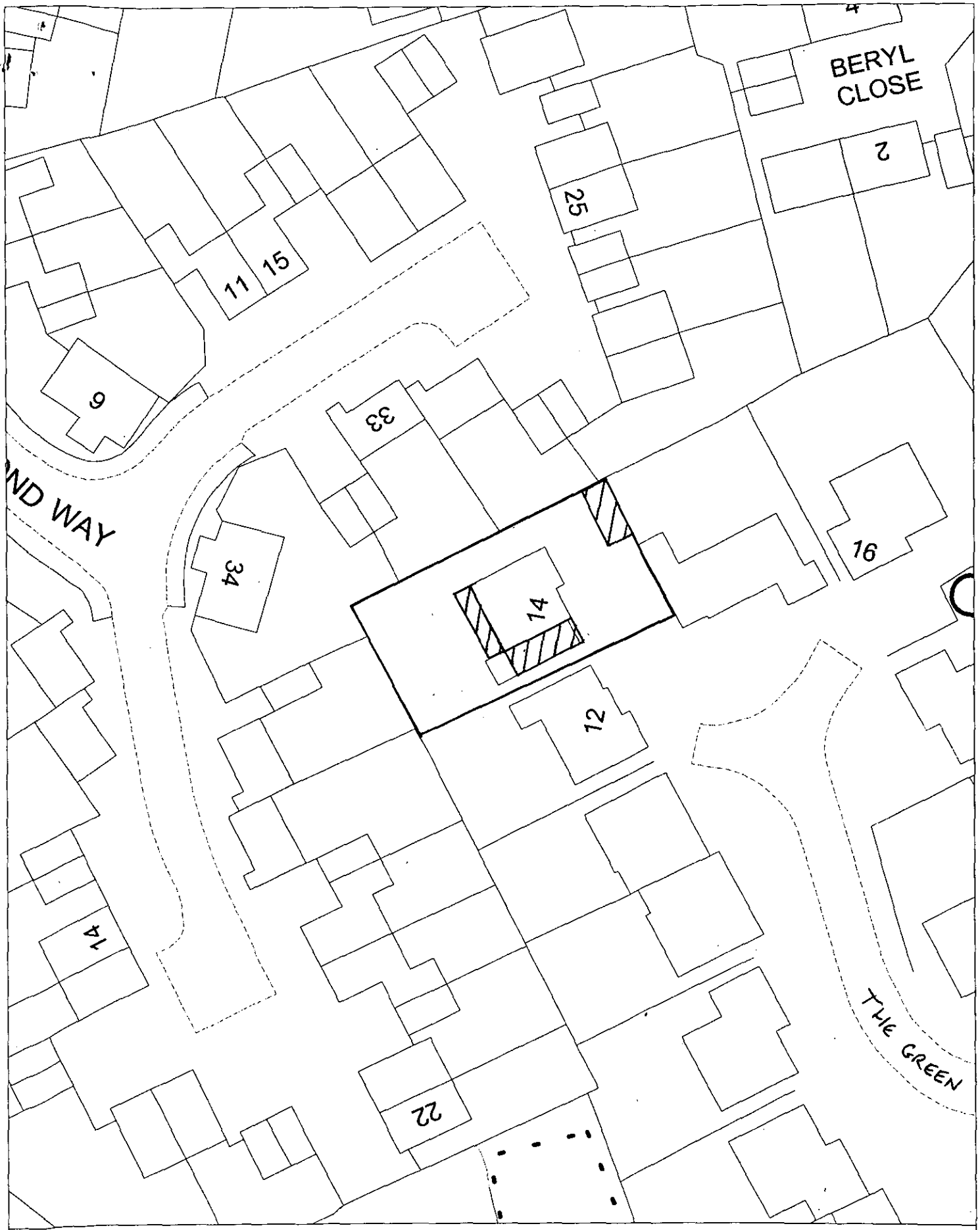
PLOT No. WOOSEHILL **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/99/9063	Mr. + Mrs. Price 3	S/St/S ext.	5.8.99	APP
F/2000/1171	Mr & Mrs M Gautrey 22	1st floor side extension	24.5.00	APP
FP/2000/0837	"	1st flr/S/ext/int/Alt	6/7/00	App.

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 500

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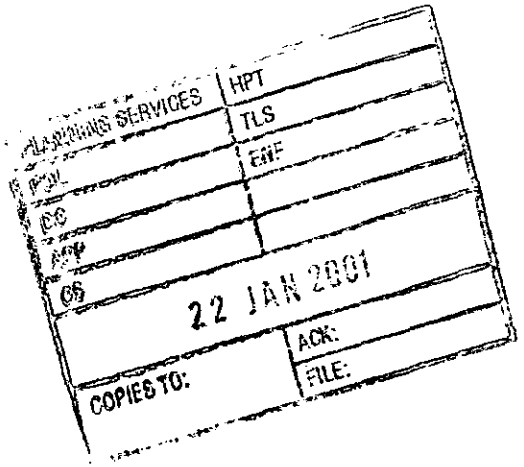
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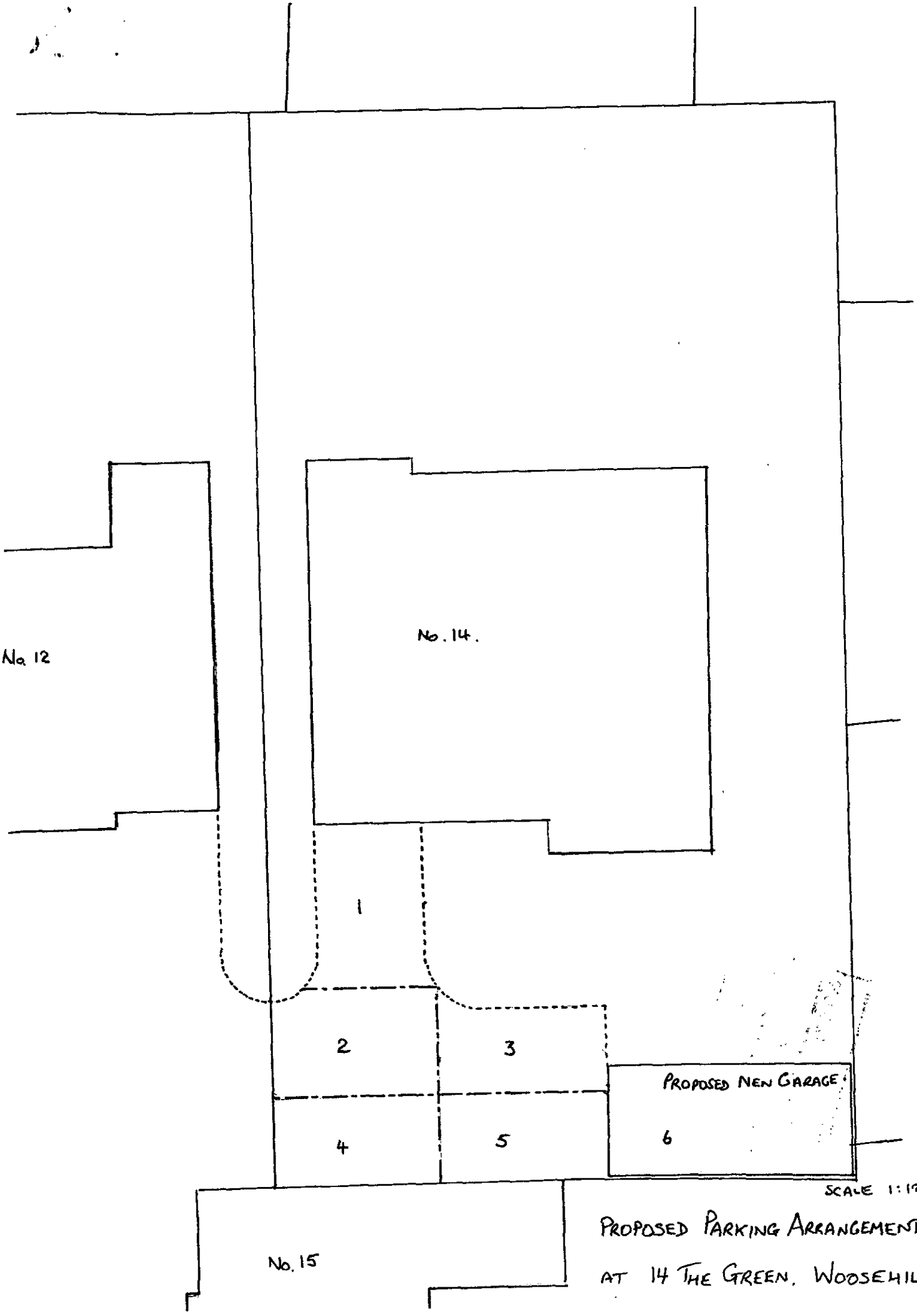

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PROPOSED PARKING ARRANGEMENTS AT 14 THE GREEN, WOODSEHILL

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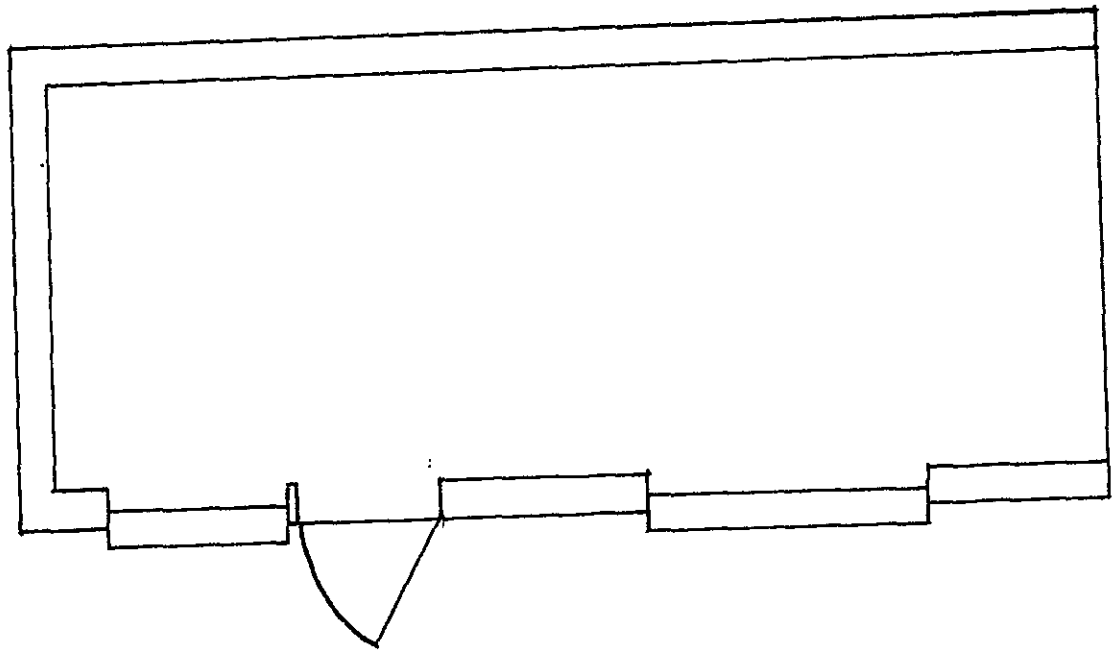
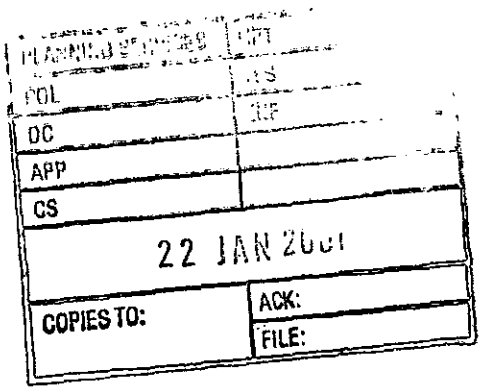


FLOOR PLAN FOR PROPOSED GARAGE AT 14 THE GREEN

1 : 50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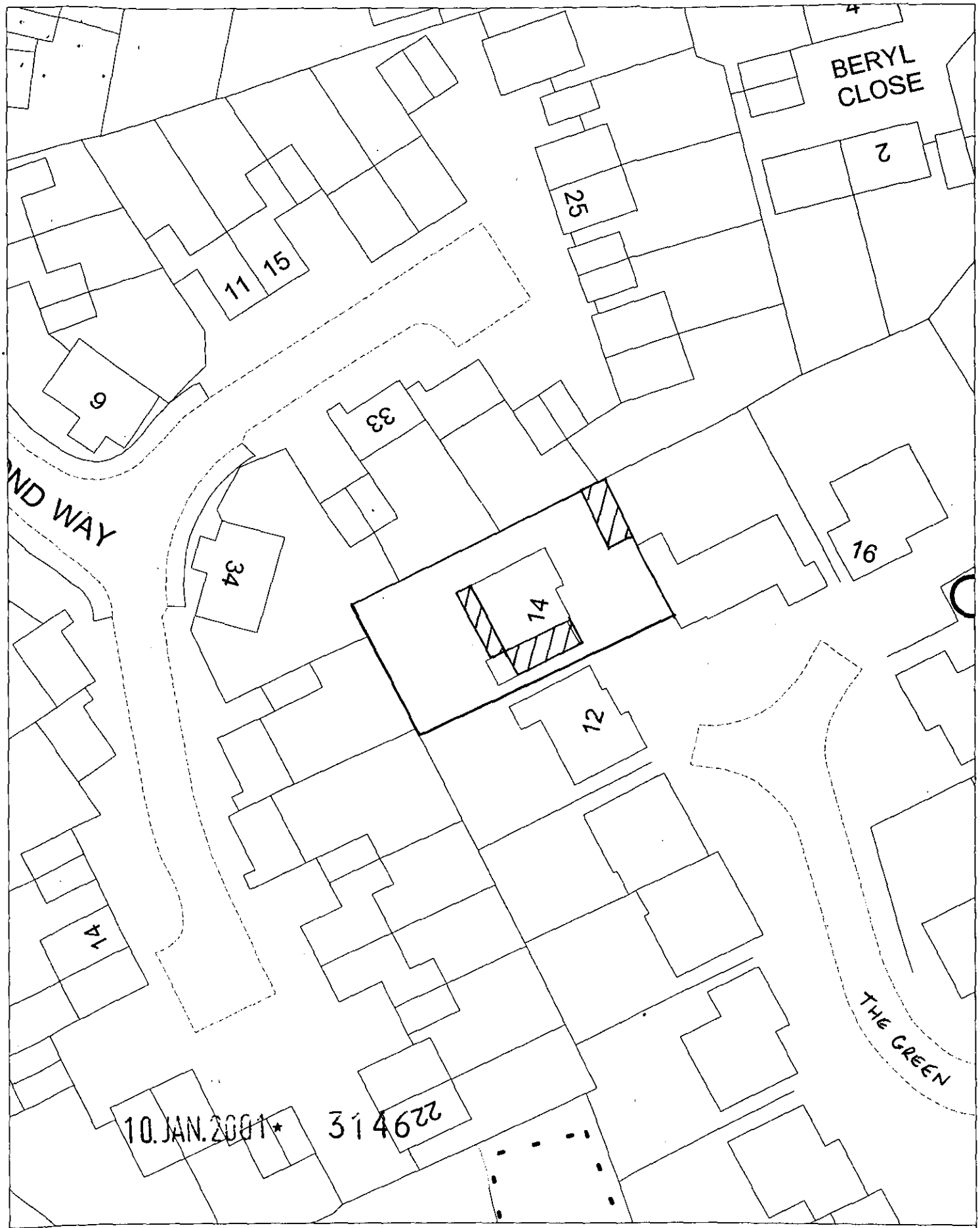

Site Plan, Scale: 1 to 500

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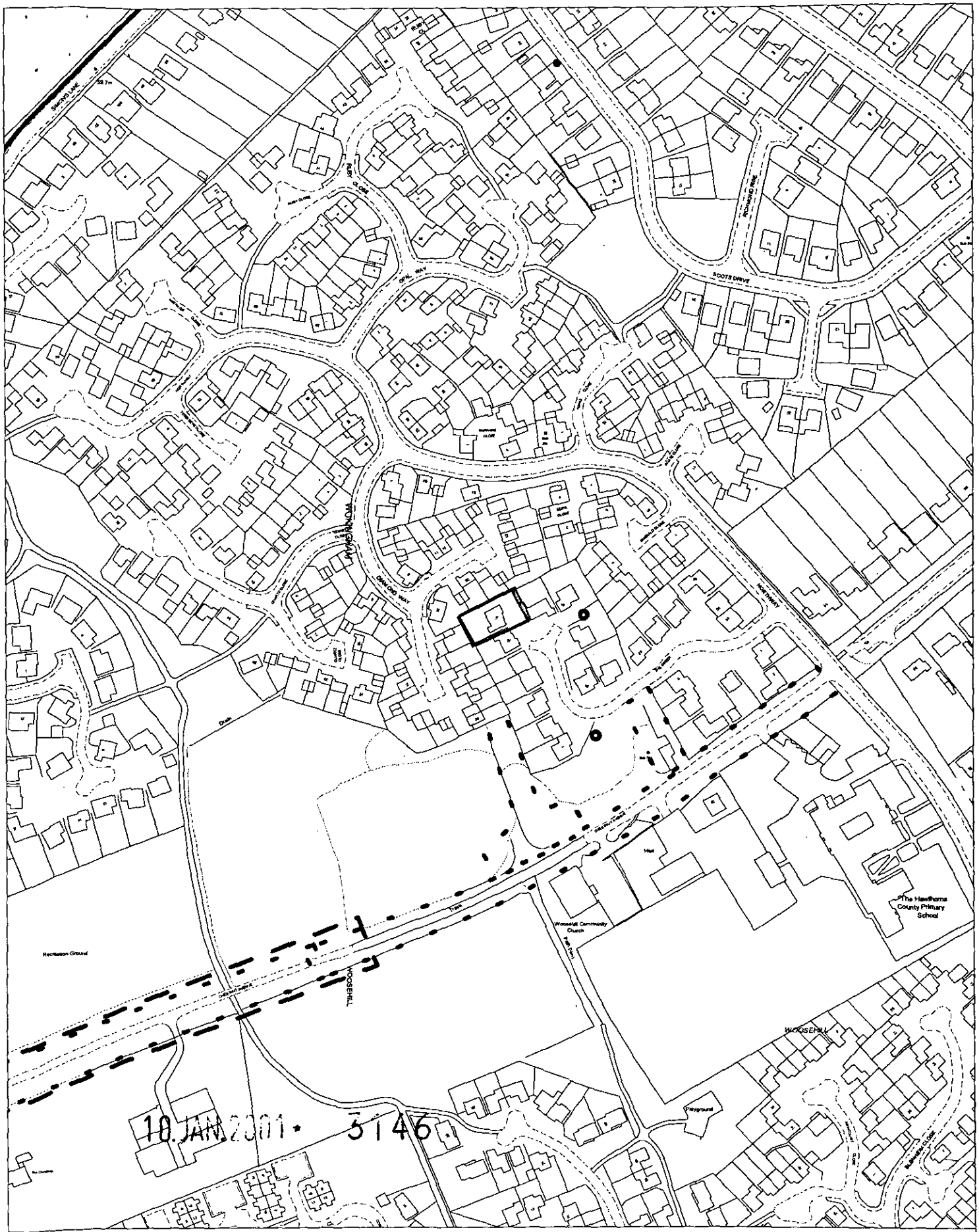

Site Plan, Scale: 1 to 2500

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Date: 1 November 2000

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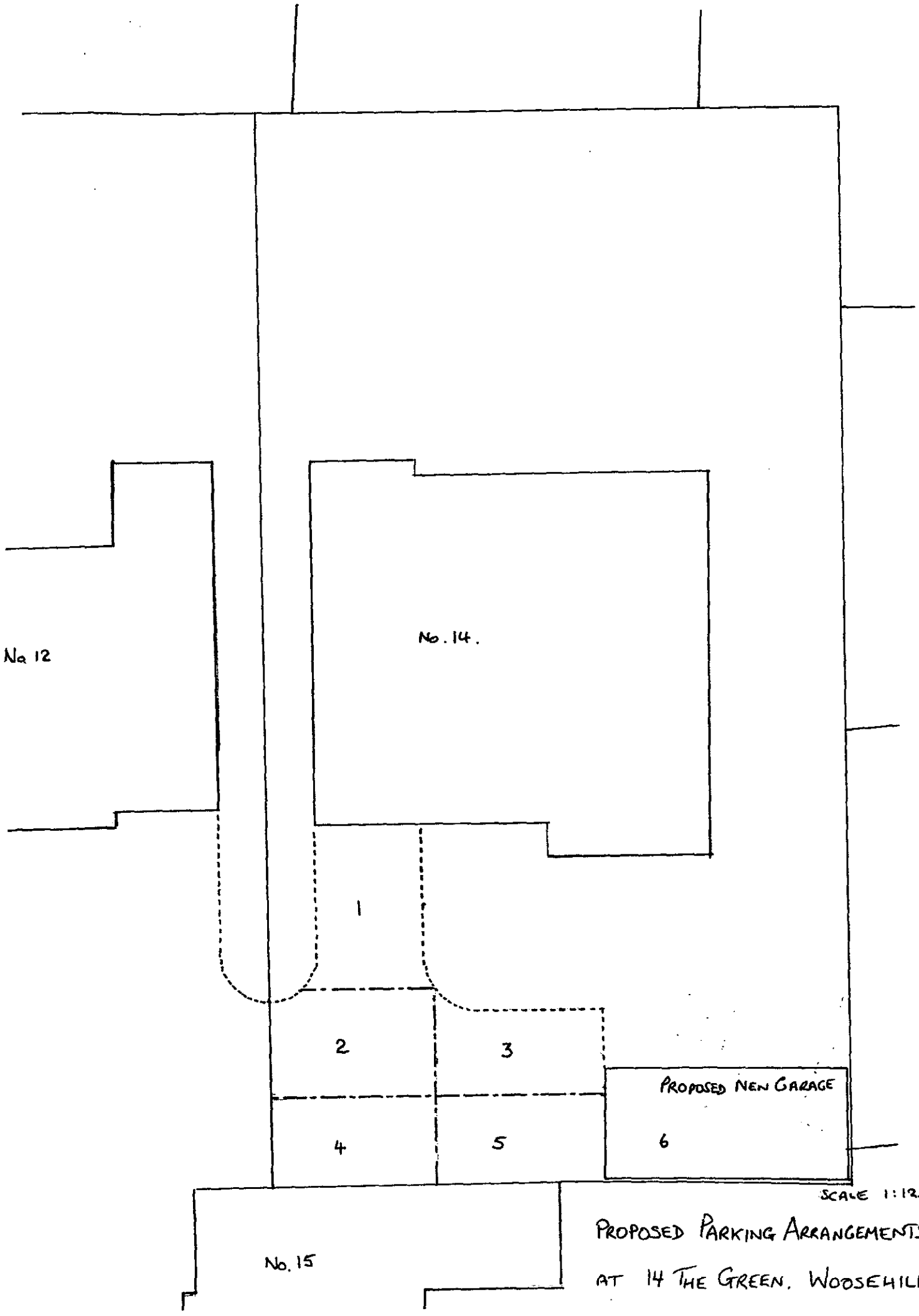

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PROPOSED PARKING ARRANGEMENTS AT 14 THE GREEN, WOOSEHILL

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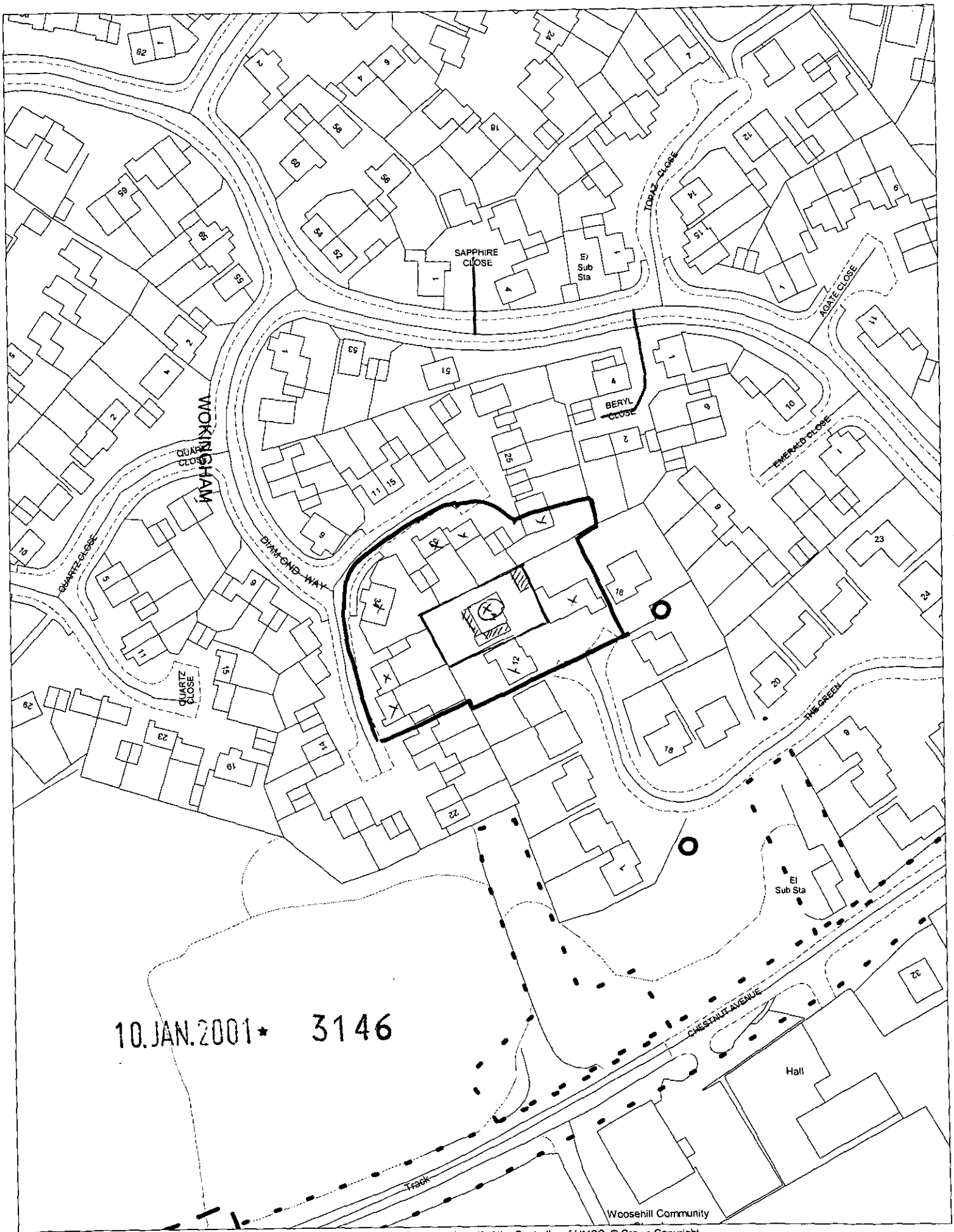

10.JAN.2001* 3146

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Development Control Section, Environmental Services, Wokingham District Council.
11 January 2001

Scale: 1 : 1250

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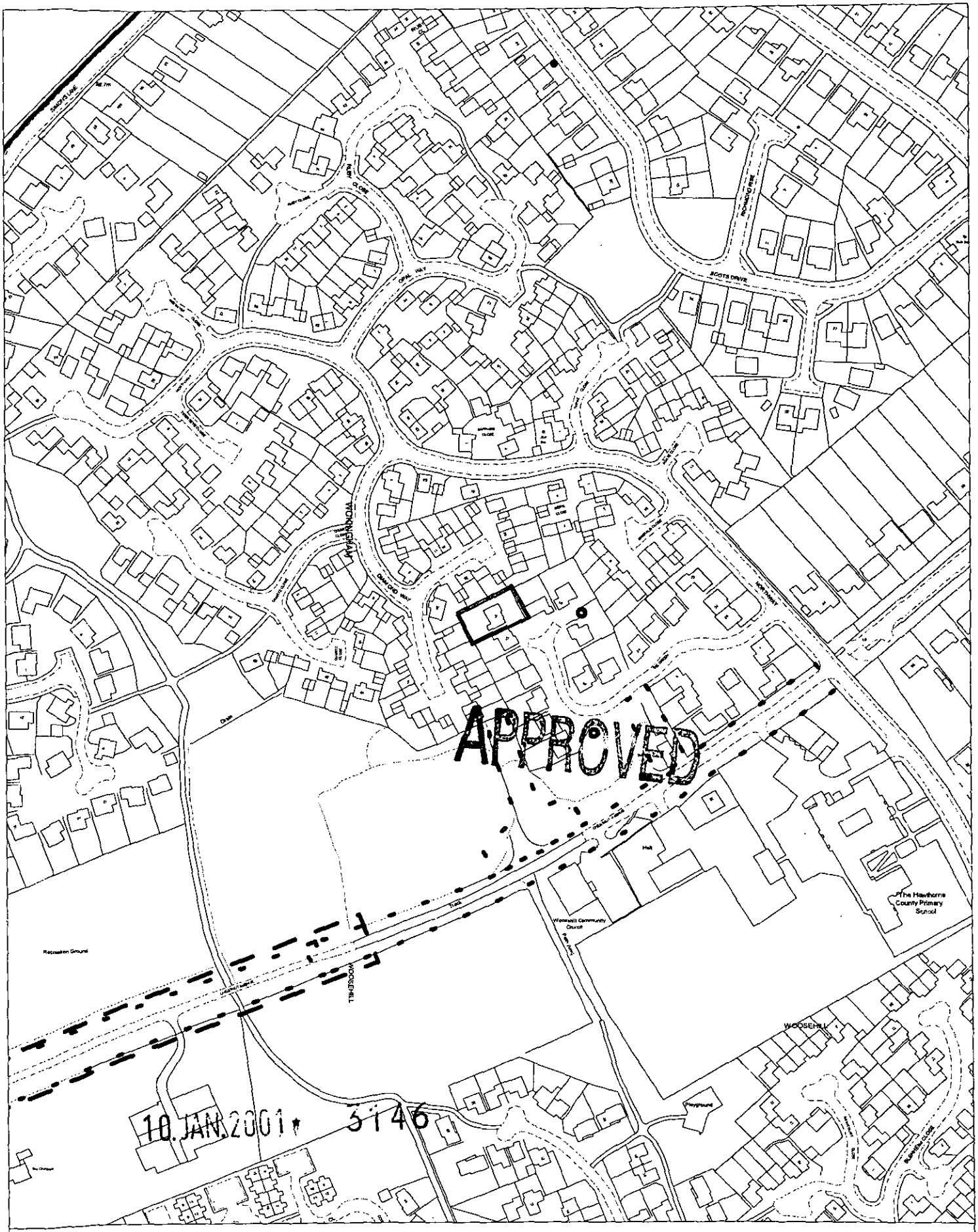

Site Plan, Scale: 1 to 2500

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Date: 1 November 2000

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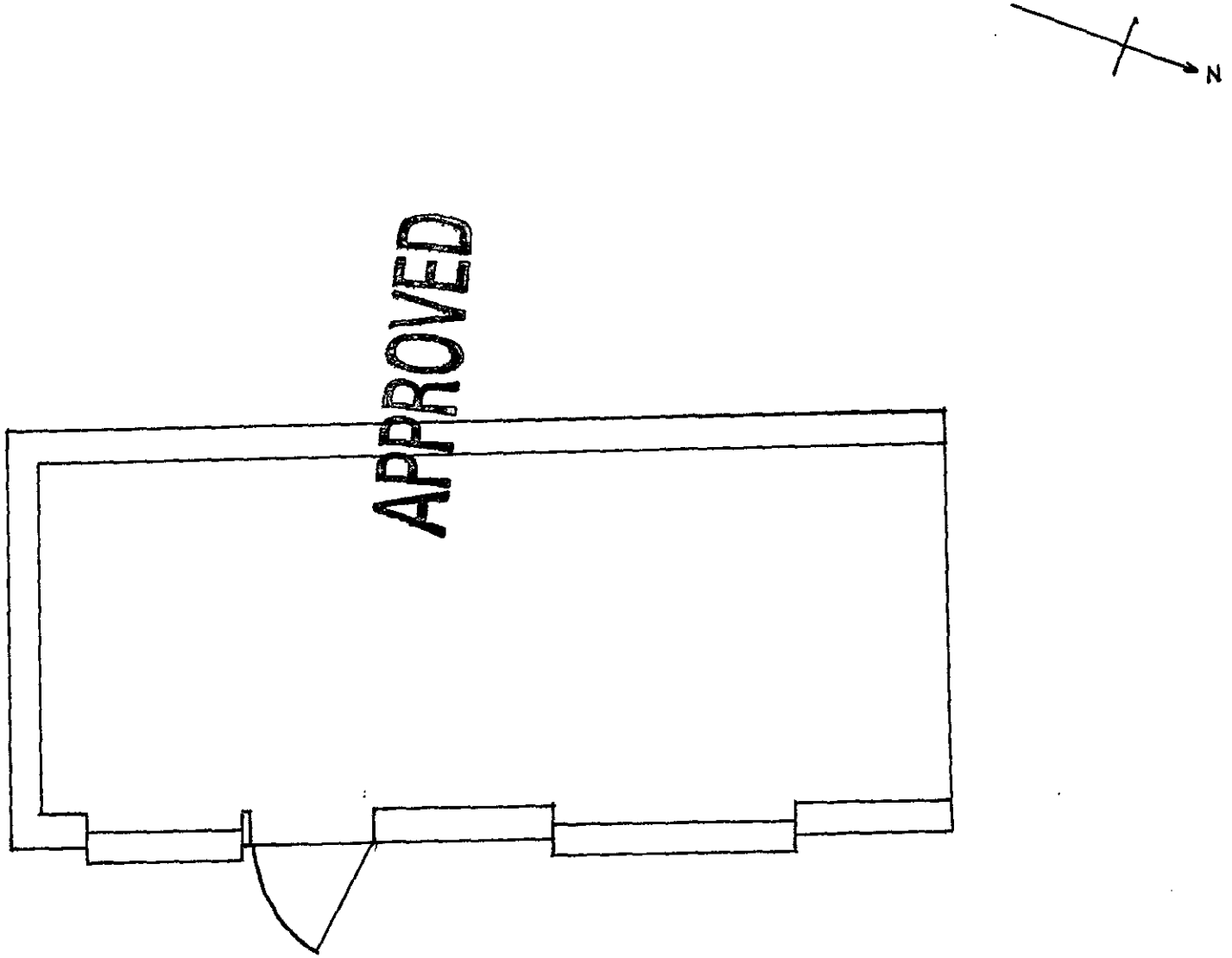

FLOOR PLAN FOR PROPOSED GARAGE AT 14 THE GREEN

1 : 50

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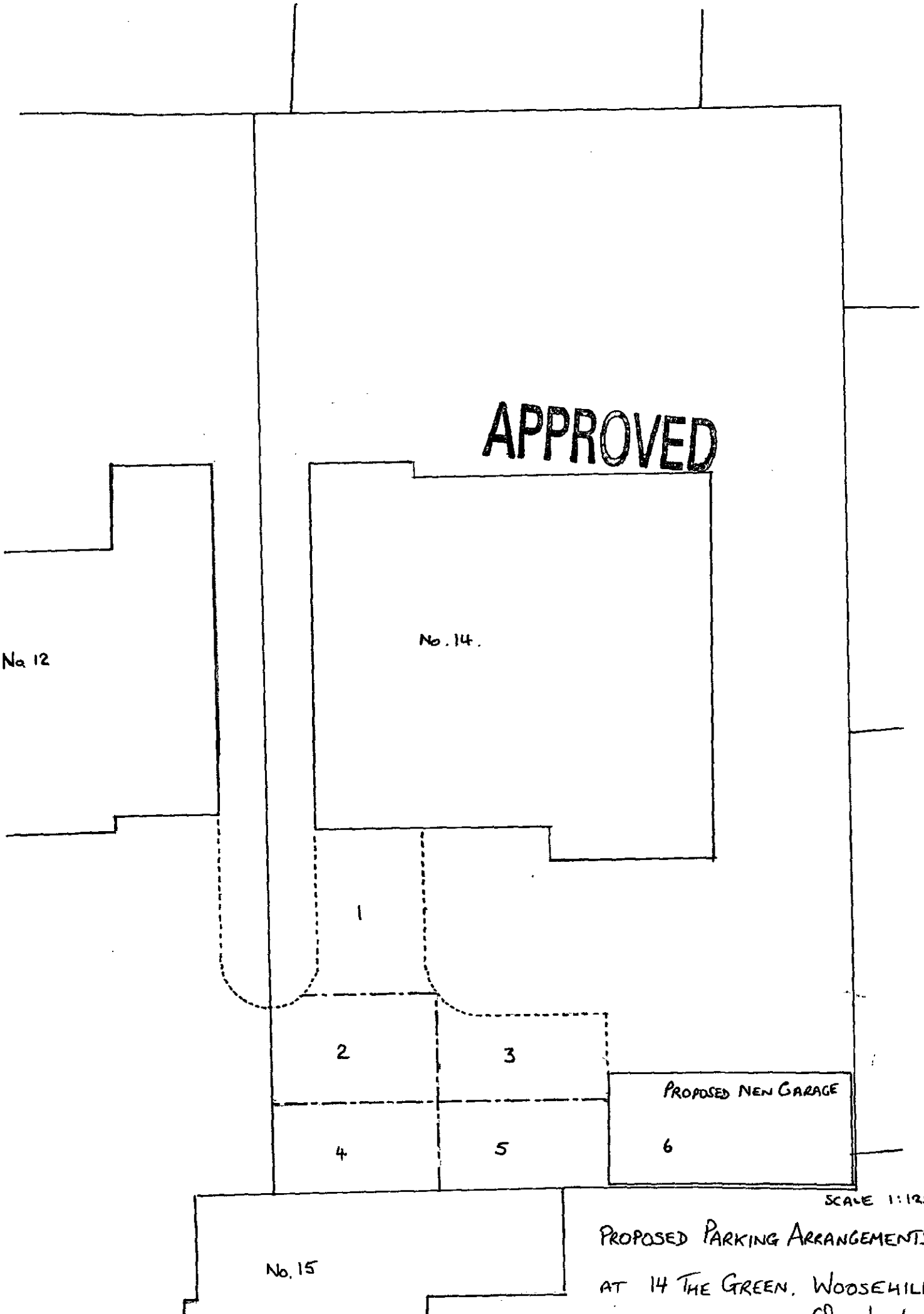

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PROPOSED PARKING ARRANGEMENTS

AT 14 THE GREEN, WOOSEHILL

CJ 15/10/01

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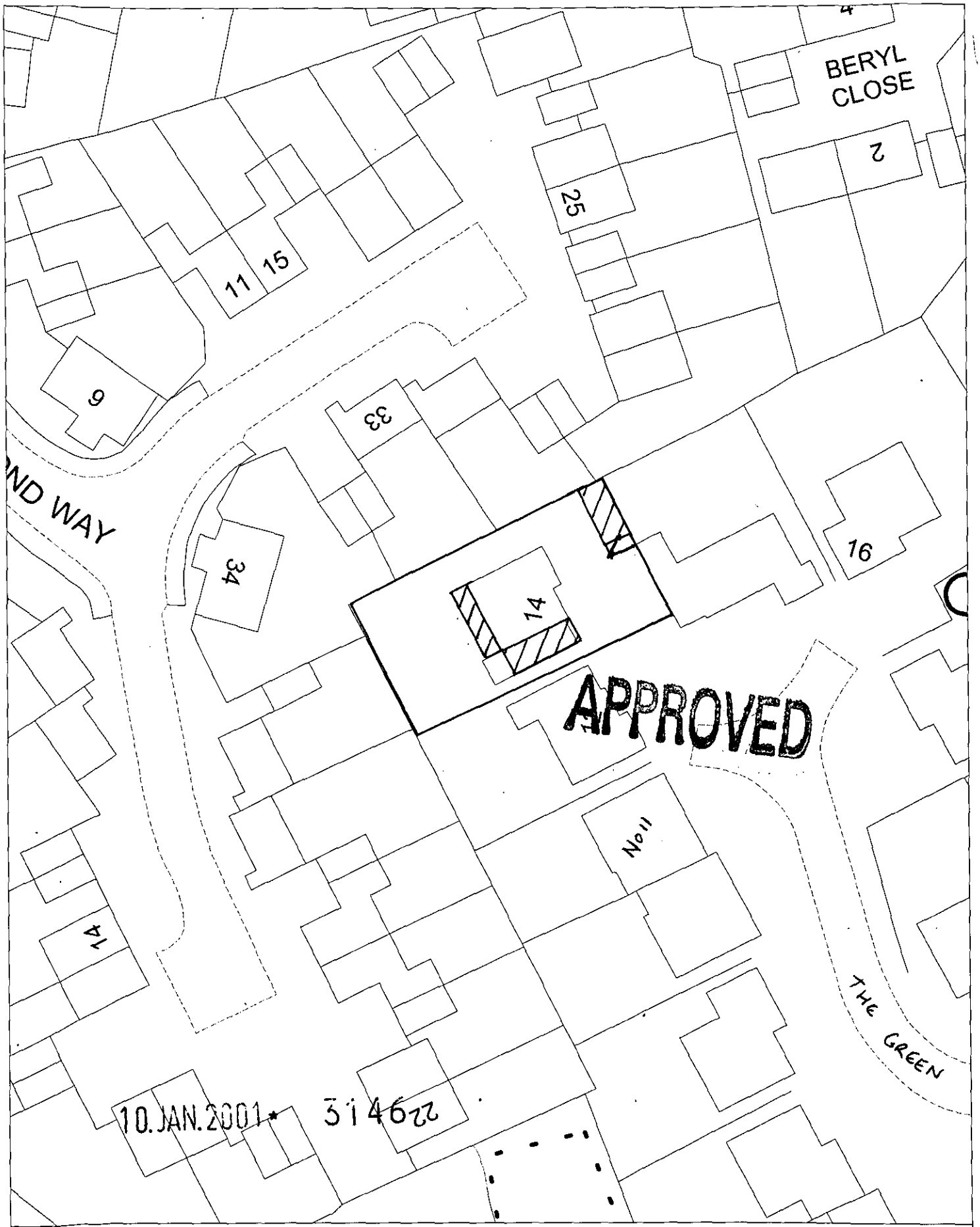

Site Plan, Scale: 1 to 500

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Date: 1 November 2000

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