APPLICATION NO:

F/2001/3318

LOCATION:
St. Hilda Nine Mile Ride, Wokingham.

APPLICANT:
Mr & Mrs C Dewe C/O Frimley Design And Surveys

PROPOSAL:
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Dewe
C/O Frimley Design And Surveys
28 Youlden Drive
Camberley
Surrey
GU15 1AL

Application Number: F/2001/3318

Parish: **WOKINGHAM WITHOUT**

Location: **St. Hilda, Nine Mile Ride, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling and conversion of existing garage to kitchen and utility room.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its projection, siting and massing would create an incongruous feature to the detriment of the streetscene. As such the development is considered contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and 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 Policy EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/03/2001

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.

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3318	NB
BUILDING CONTROL NUMBER	FP 2001/1991	South
~~APPLICANT~~/AGENT	Frimley Designs + Surveys	
ADDRESS OF SITE	St Hilda Nine Mile Ride WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	S/S front porch ext garage conversion	

PA 2/4

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	16/3/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	4/7/01	

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	

Natalie Brown

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 11 March 2001 20:24
To: natalie.brown@wokingham.gov.uk
Subject: F/2001/3318 St Hilda, Nine Mile Ride

Sorry not to have contacted you earlier!
Is it necessary to have the garage in front of the building line. This is something which can readily cause others to follow suit along that stretch. There is a building line which holds from the west until it reached The Hollies (the planning history of which is not a pretty memory!). Also the style does not look as if it is in keeping with neighbouring houses with the bricked joint over the door.
Have you yet visited the site?
regards, cllr angus ross

1/3 phoned & left message on answerphone.

Received by Wokingham District Council

Application No: F/2001/3318

Proposal:
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

Location:
St. Hilda, Nine Mile Ride, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

14 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3318
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6492

Date: **14 February 2001**

My ref: F/2001/3318

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3318
St. Hilda, Nine Mile Ride, , Wokingham.
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3318**
St. Hilda, Nine Mile Ride, , Wokingham.
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6492

Date: **14 February 2001**

My ref: F/2001/3318

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3318
St. Hilda, Nine Mile Ride, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3318**
St. Hilda, Nine Mile Ride, , Wokingham.
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6492

Date: **14 February 2001**

My ref: F/2001/3318

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3318
St. Hilda, Nine Mile Ride, , Wokingham.
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3318**
St. Hilda, Nine Mile Ride, , Wokingham.
Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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



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Development Control Section, Environmental Services, Wokingham District Council.
9 February 2001 Scale: 1 : 1250

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3318

Applicant : Mr & Mrs C Dewe C/O Frimley Design And Surveys.

Location : St. Hilda, Nine Mile Ride, , Wokingham.
Proposal : Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/3

Date of Neighbour Notifications : .....

Date of Site Visit : 2/3

Date Registered : 06/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 03/04/2001. 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 :
Wok wbout P.C.: 21/2 : object - detrimental to neighbours visual amenity

Highways: 16/2 → CA

letters of representation :

Planning Issues : (10'd sett)

Application Number: F/2001/3318

Appraisal :

see attached sheet

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

Application Number F/2001/3318
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its projection,
			siting + massing would create an
			incongruous feature to the detriment
			of the streetscene.
			As such the development is considered
			contrary to the following local plan policies:
			BSP : ENV1
			WDLP(DD) : WBE1
			SEALP : SBE1 + SBE2

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	———
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	———

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

Date: 16/3/01

RECORD OF SITE VISIT

SITE ADDRESS: St. Hilda Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2001/3318

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes by front wall

2. DESCRIPTION OF SURROUNDINGS
10'd ~~set~~ · mix of modern + older dwellings
Wooded area opposite side of road.

3. DESCRIPTION OF SITE/BUILDING
set behind Caedmon.
Grassed area around existing turning - proposed to be enlarged.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.
Caedmon + St. Hilda → garages face each other.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Caedmon + St. Hilda - shared access existing turning + garage.

LEVELS

BOUNDARY TREATMENT Caedmon + St. Hilda - brick wall to front 1.8m fencing between above dwellings low fencing with →.

OTHERS

Application Number: F/2001/3318

Appraisal:

Development
For a single storey front extension to form a garage and conversion of existing garage to kitchen and utility, and proposed extension to existing turning area.
The site lies within the identified settlement of Wokingham Without, and comprises detached dwelling with a mixture of age, style and design. Both 'St Hilda' and 'Caedmon' (adjacent dwelling) were built under consent 97/64954/F.

1) Impact upon neighbouring properties
The Parish Council were concerned that the proposed development would affect the amenities of the neighbouring properties, however, no letters of objection were received from neighbouring properties.
The proposed development would be 5m of St Hilda's front building line and would be 3m forward of Caedmon's front building line. The two dwellings are handed in design meaning that both of the properties garages are along the boundary (although set approximately 1m from it).
The proposed development would have a pitched roof, taking the massing away from 'Caedmon'. However, with the Hollies next door being forward of 'Caedmon' it may give 'Caedmon' a feeling of being hemmed in.
However, it is not considered that there would be significant enough adverse effect upon amenity value as to warrant refusal on this basis.

2) Impact upon the character of the streetscene
There is a general preference for no new structures forward of existing building lines. The proposed development is nearly 5m forward of its own building line, and would be 3m forward of the neighbouring property. Although 'The Hollies' (next door but one) would be approximately 2.5m forward of the proposed garage, it is some distance away from 'St. Hilda'. It would perhaps be a different case if it were 'Caedmon' that were being extended along the boundary with 'Hollies', but due to the lie of the building lines to the west are behind that of St. Hilda', the proposed garage would be an incongruous feature to the detriment of the streetscene.

3) Impact upon highway safety (parking provision)
The highways department would have no objection to the proposed development subject to parking, garaging and turning remaining on site and that the turning is constructed prior to the occupation of the development.

~~Approval:~~ ~~Refusal:~~ REFUSAL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	
Officer: NAB	Application No. F/2001/3318

Map No. 100 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO KITCHEN & UTILITY ROOM

Location: ST HILDAS NINE MILE RIDE

Parish: WOK W|OUT Ward: Wok.W|Out. 14-02-01 B.

Applicant: MR|MRS DEWE

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

Enforcement Section to be notified (10) ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.02.08 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: (Rural Area)

.....

.....

No pre-apps

.....

NEIGHBOURS:

S/N + see map

01344762283

PLANNING SERVICES | APP
POL | TLS
DC | ENF
CS |
21 FEB 2001
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Natalie Brown

No F ~~2001~~ 3318

Proposal single storey front extension to dwelling and conversion of existing garage to kitchen and utility room.

Site St.Hilda, Nine Mile Ride, Wokingham.

Committee's Comments

Object as considered detrimental to neighbours visual amenity.

Signed : _____
Clerk to Wokingham Without Parish Council

20 February 2001

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 14 February 2001

Application Number: F/2001/3318

Proposal: Proposed single storrey front extension to dwelling and conversion of existing garage to kitchen and utility room.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
St. Hilda, Nine Mile Ride, , Wokingham.

Applicant:
Mr & Mrs C Dewe C/O Frimley Design And Surveys.

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).

① C049, R049.
② C122, R122.
③ C137 (INSERT: extensions), R137

Signed: _____ **Print name:** Adam Coggins 16/02/01

"ST. HILDA",

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property DEMOLISHED - NEW PROPERTY ORD. SHEET No. 100 SU.8365

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/64954/F	EMPEROR HOMES	2 DW. HOUSES & GARAGE ON SITE OF BUNGALOW	1.5.97	CA
DW97/0099	"	DEM. BUNGALOW	2.5.97	APP
FP97/6485	"	2 DET. DWELLINGS.	4.6.97	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 906/1997 16.9.97

DRAINAGE

By hand 5/2/01

Environmental Services

For office use only.
Application number:
06.FEB.2001 * 3518

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS C. DEWE "ST. HILDAS" NINE MILE ROAD CROWTHORNE BERKS
2	Agent's Name Address and postcode Phone number	FRIMLEY DESIGNS & SURVEYS 28, YOULDEN DRIVE CAMBERLEY SURREY GU15 1AL 01276 65578
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	GARAGE & PORCH WITH ASSOCIATED ALTERATIONS.
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.	FACING BRICKS & ROOF TILES & WINDOWS ALL 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 ☐

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: L G Scott

on behalf of Mr & Mrs C. Dewe

Date 29/1/01

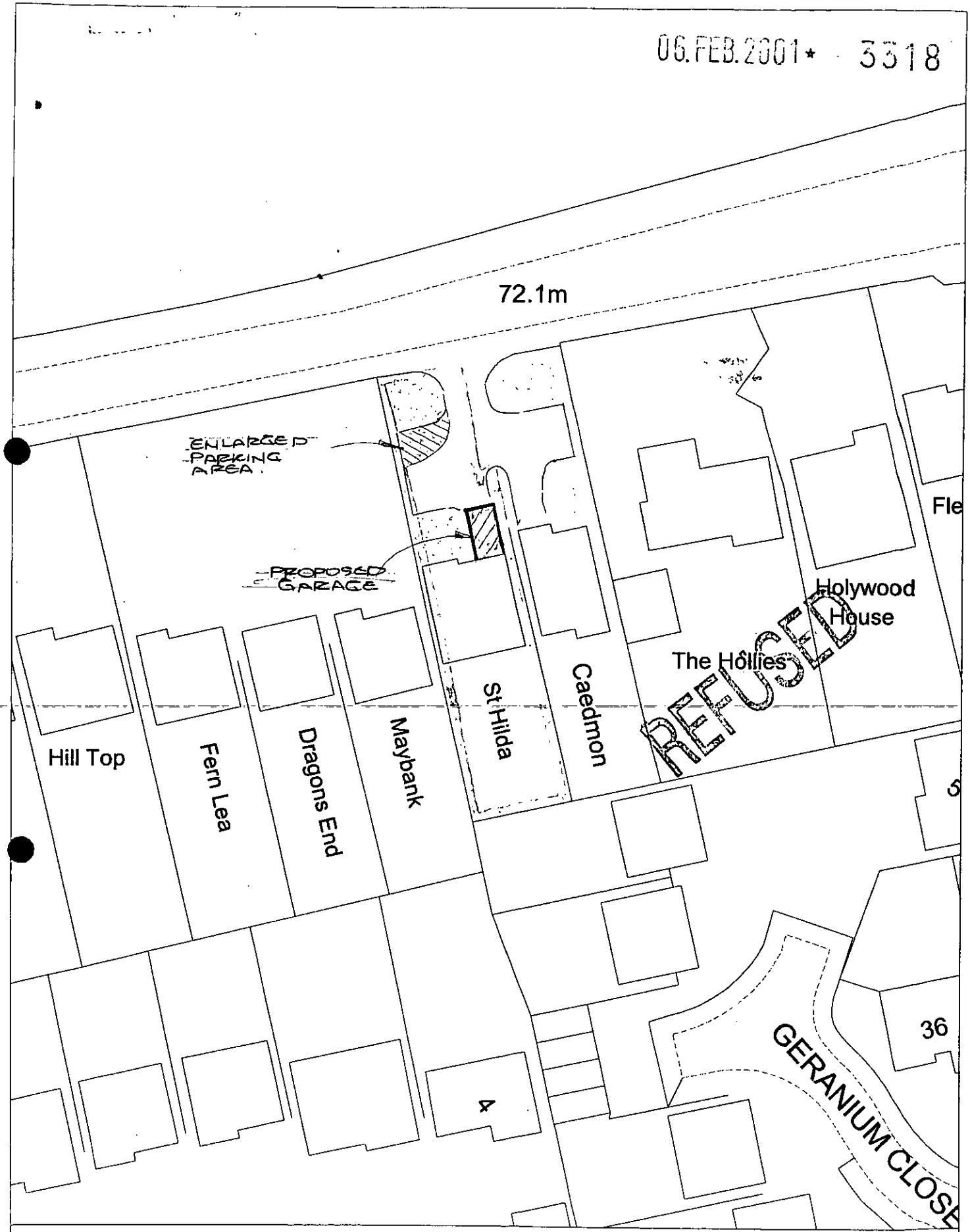
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3318**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

06.FEB.2001* 3318



Site Plan, Scale: 1 to 500

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Date: 25 January 2001

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 25 January 2001

N
W E
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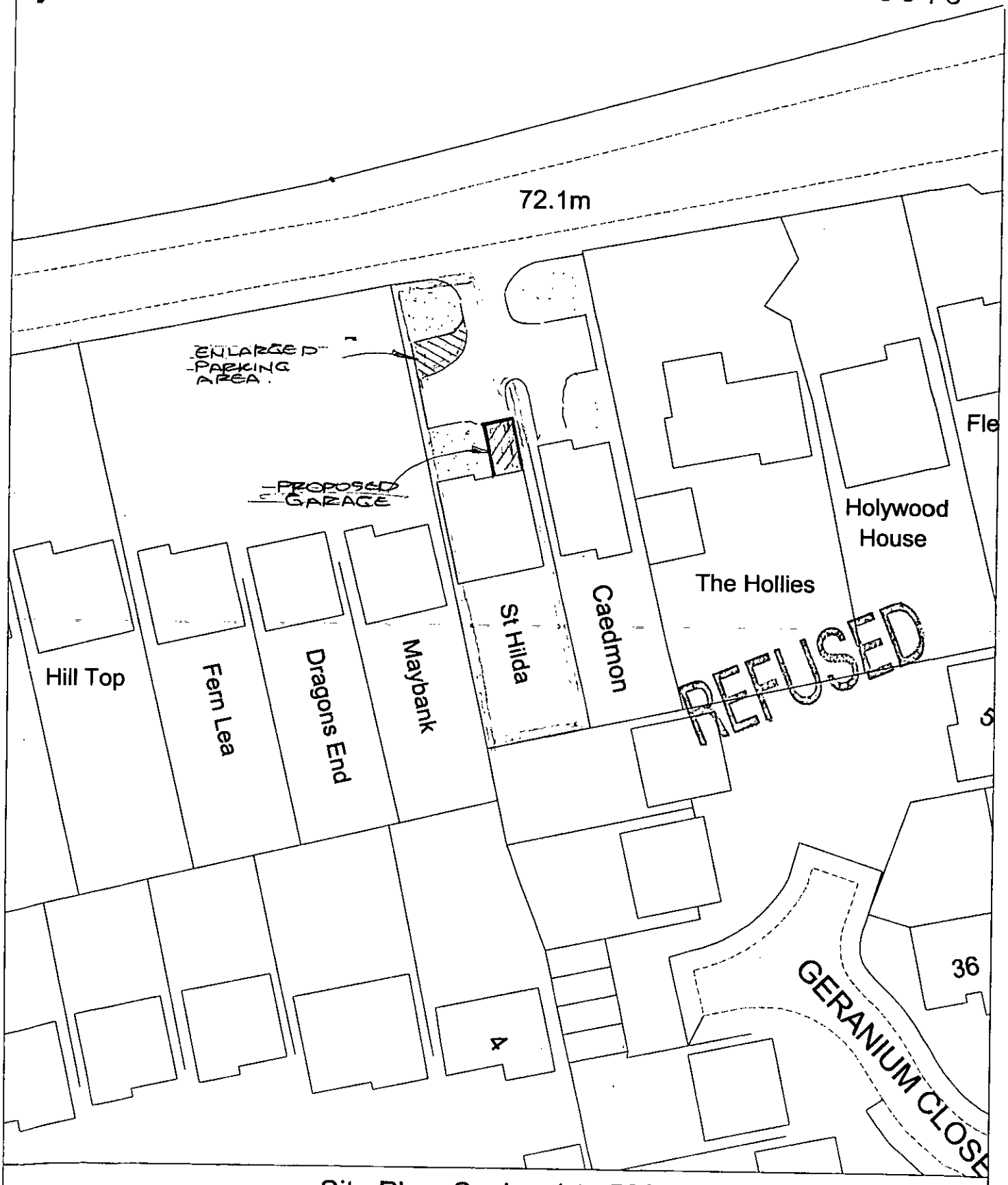
06.FEB.2001 * 5518



Site Plan, Scale: 1 to 500

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Date: 25 January 2001

N W E S