14

C87

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-28866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

APPLICATION NO:
F/2001/4060

LOCATION:
26 Highfields, Earley Reading.

APPLICANT:
Mr E Cookson C/O John R Hall

PROPOSAL:
Proposed single streoy side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/07/2001

CASE OFFICER: **Patrick Haran**

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr E Cookson
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2001/4060

Parish: **EARLEY**

Location: **26, Highfields, Earley, Reading.**

Proposal: ***Proposed single storey side extension to dwelling.***

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 development, if permitted, would by reason of its siting and location result in unacceptable damage to the nearby preserved Oak tree and therefore would be of detriment to the street scene and the surrounding area. The proposal would therefore be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies EN1 and OS1 of the Berkshire Structure Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18/10/2001

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.

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/4060

Applicant : Mr E Cookson C/O John R Hall.

Location : 26, Highfields, Earley, Reading.
Proposal : Proposed single streoy side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		09/06/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/06/01

Date Registered : 23/05/2001

Earliest Date for Decision : 28/06/2001

Latest Consultation Date/Site Notice Expiry Date : 28/06/2001

This application will have expired on: 18/07/2001. 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 :

Earley TC - No objection
Highways - Recommend approval with conditions
Env'ed Design - Concern over TPO oak and possible damage to tree due to foundations & drive construction.

Neighbour response - None.

Planning Issues :

Identified Settlement

1/ Impact on amenity of neighbouring properties
2/ Impact on streetscene
3/ Effect on TPO oak
4/ Highways

Application Number: F/2001/4060

Appraisal:
The proposal under consideration seeks permission for the erection of a single storey extension to the side of a 1970's, 2 storey detached property.
The proposal seeks to extend an existing garage to incorporate a workshop. The workshop, extending approx. 1.4m forward of the front building line, would be sited between the SE side elevation of the dwelling and the proposed garage, which is stepped back in line with the existing forward building line.
The proposal, if approved, would incorporate a flat roof standing at approx. 2.6metres and would extend from the existing SE elevation of the dwelling by approx. 7metres.
The application site is a corner plot and is in close proximity to a TPO Oak tree.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
While the overall width of the proposed extension is some 7metres, this represents an increase of only 3metres from the existing. The property is a corner plot and the proposal would maintain a distance of approx. 12metres to the nearest neighbour. Being of single storey design with a flat roof it is considered that there would be negligible impact on neighbouring properties in terms of loss of light, overlooking or over bearing.

2/ IMPACT ON THE STREETSCENE
The proposal, at a width of approx. 7metres is equal to the width of the existing dwelling. While this may appear incongruous within the streetscene it is considered that by matching materials with the existing, this would not be sufficient to refuse the application.

3/ IMPACT ON TPO OAK TREE
This application has been re-submitted following refusal of application No. F/2000/2959 on the grounds that it would result in unacceptable damage to the Oak tree. The applicant has now submitted revised details of the proposed foundations, which would be of a reinforced concrete raft design. It is considered, however that this revised proposal would still cause damage to the tree and, as such, the proposal is unacceptable.

3/ HIGHWAYS
There are no extra bedrooms proposed and the existing garage would be retained. However, the Highways Authority have recommended that conditions be attached should the recommendation be for approval.

Recommendation: ~~Approval~~ **Refusal:** ✓

Application Number F/2001/4060
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The development, if permitted, would by
			reason of its siting & location, result in
			unacceptable damage to the nearby preserved
			Oak Tree and therefore would be of
			detriment to the street scene & the surrounding
			area. The proposal would therefore be contrary
			to policies:
			LALP - LBE1, LBE2
			WLWDLP - WOS3, WBE1 & WBE11
			BSP - ENV1, OS1

RECORD OF SITE VISIT

SITE ADDRESS: 26 Highfields Earley Reading.

APPLICATION NUMBER: F/2001/4060

OFFICER: Patrick Haran

DATE OF SITE VISIT: 18/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - to front fence

2. DESCRIPTION OF SURROUNDINGS Mix of 2 storey detached & semi detached, 1970's built estate. New built properties at 2St to SE boundary.

3. DESCRIPTION OF SITE/BUILDING To side of property - facing onto road - TPO tree to corner of proposal.

4. RELATIONSHIP TO ADJOINING PROPERTIES Detached - corner plot. New built properties ~~facing~~ rear elevation to SE boundary.

5. SITE CONSTRAINTS

TREES TPO oak

ACCESS/PARKING Maintaining garage

LEVELS /

BOUNDARY TREATMENT 1.4 ctb fence

OTHERS

FROM: Patrick Haran

DATE: 04 June 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4060

Proposal: Proposed single streoy side extension to dwelling..

Site Address: 26, Highfields, Earley, Reading.

Applicant: Mr E Cookson C/O John R Hall.

Your observations are required in respect of this application **by 28/06/2001** .

No objection

SIGNED: _____ DATE: 21 JUN 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 04 June 2001

Application Number: F/2001/4060

Proposal: Proposed single streoy side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
26, Highfields, Earley, Reading.

Applicant:
Mr E Cookson C/O John R Hall.

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, Crossing to be extended to a minimum of 4.8 Metres wide to accommodate the widened driveway. R:1HSLC.

NO7.

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

TO: **DEVELOPMENT CONTROL**
Patrick Haran

FROM: Environmental Design

DATE: 20 June 2001

Location:	26 Highfields, Earley, Reading
Proposal:	Proposed single storey side extension to dwelling.
Application Number:	F/2001/4060

In response to your consultation dated 4 June 2001 for the above application, the landscape comments are as follows:

The Oak shown on the plan within the verge is protected by a TPO.

The existing drive is at present the width of the existing garage and does not extend as far as the tree. The proposals will create a much wider drive, which I presume will need to be surfaced and will therefore come within the protected zone of a tree of this age and size as stated in BS 5837 – Trees in relation to Construction. The extension will also come within the protected area around the tree. The proposal will cause damage to the tree and therefore I recommend that the application be refused.

If the applicant can demonstrate that the drive and garage can be constructed in such a way as to have no impact on the tree then a revised application can be considered.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

Tel: 0118 974 6482

Date: **04 June 2001**

My ref: F/2001/4060

CONFIDENTIAL

Councillor 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/2001/4060
26, Highfields, Earley, Reading.
Proposed single streoy side extension to dwelling.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Patrick Haran** Application Number: **F/2001/4060**
26, Highfields, Earley, Reading.
Proposed single streoy side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6482

Date: **04 June 2001**

My ref: F/2001/4060

CONFIDENTIAL

Councillor 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
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Proposed single streoy side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6482

Date: **04 June 2001**

My ref: F/2001/4060

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Patrick Haran** Application Number: **F/2001/4060**
26, Highfields, Earley, Reading.
Proposed single streoy side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/4060

PROPOSAL:
Proposed single streoy side extension to dwelling.

LOCATION:
26, Highfields, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/06/2001. 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 of Planning and Transportation

04 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 MAY 2001
Officer: PH	Application No. F/2001/4060

Map No. 58 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 26 HIGHFIELDS

Parish: EARLEY Ward: Redhatch
4.6.01 B

Applicant: MR E COOKSON
RESUBMISSION

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	OTHER SIDE OF GARAGE	4.6.	
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 : 4.6.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees TPO ✓ .....
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:

site notice & see map for neighbour notices.

ADDRESS 26 HIGHFIELDS PARISH EARLEY

PLOT No. 210 Detached ORD. SHEET No. SU 7470. 5

BUILDER Gough Cooper. Area U. 01945 - 07295.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr G Bunce	o/c Res Dev	23. 7. 56	N/A Ref
00796	" "	" " OAKWOOD I	13. 6. 74	N/A Ref
02164	" "	" "	20. 5. 75	N/A Ref
04530	Gough Cooper	Res Dev	19 6. 75	N/A Ref
07550	"	DOMESTIC HOUSE HOARDING	18. 1. 79	N/A C/E
07551	"	" "	WITHDRAWN.	
BR 10869	"	26 Semis 6 Det hses	2. 5. 71	Ref N
BR 11037	"	26 Semis 6 Det hses	23 5 79	App N
113466	"	Site compound	25. 10. 79	N/A TP 30.3.
F/2000/2959	Mr E COOKSON	S/St side ext.	25.01.01	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

60

1305A

Environmental Services

For office use only.
Application number: 23.MAY2001* 4060

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 E.J. COOKSON 26 HIGHFIELDS EARLEY, READING RG6 2RZ
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLED COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX
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.	26 HIGHFIELDS EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE EXTENSION
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.	BRICK AS EXISTING FLAT FELTED ROOF.
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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
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.		
	RE-APPLICATION OF F/2000/2059.		
	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

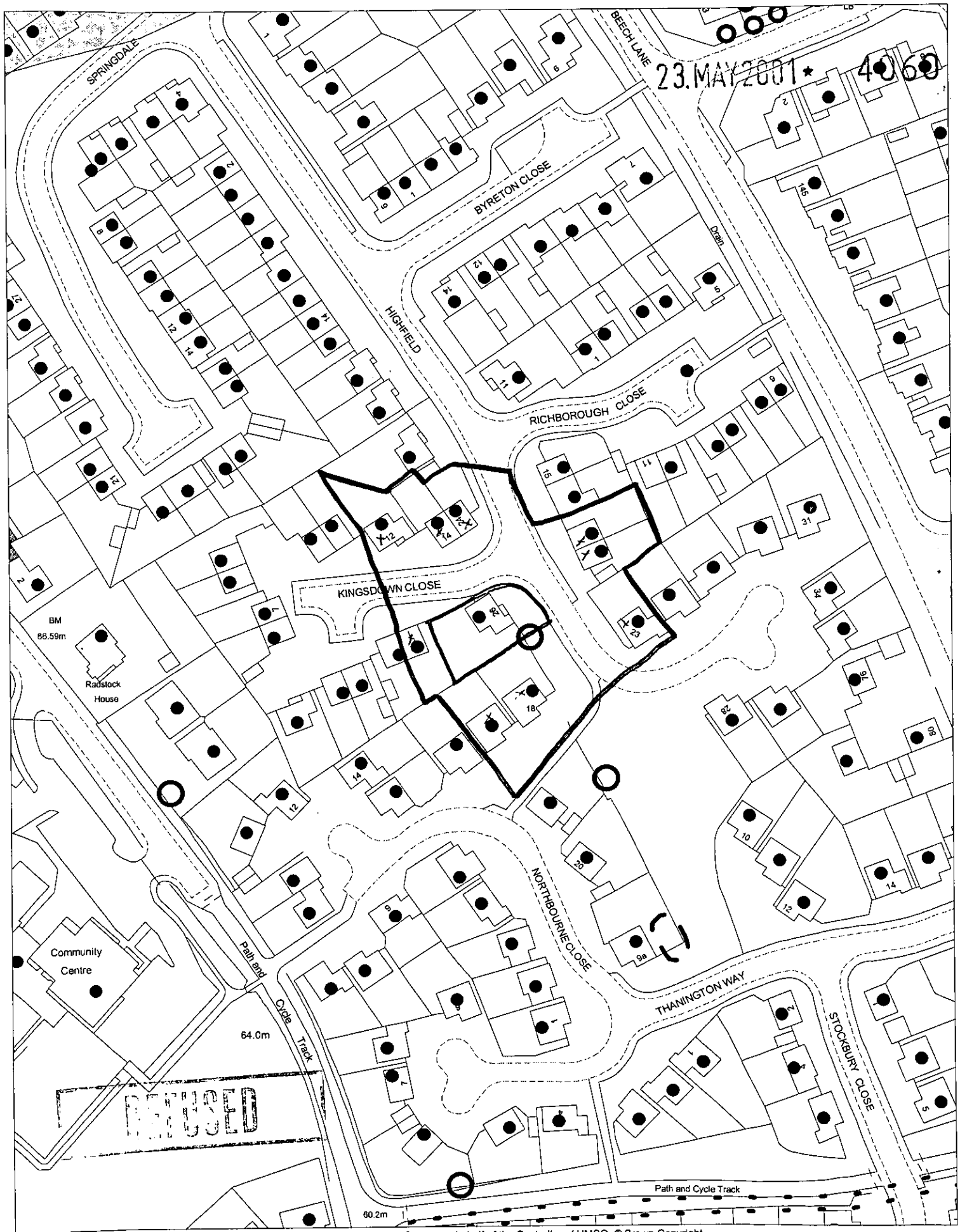
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr E. J. Cookson.

Date 11/5/01

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.
29 May 2001

Scale: 1 : 1250

N
W E
S