APPLICATION NO:
F/2000/1671

LOCATION:
42 Hartsbourne Road, Earley Reading.

APPLICANT:
Mr G H Tucker C/O Derek Cann ARIBA

PROPOSAL:
Proposed two storey side and rear extension to dwelling plus rear conservatory.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G H Tucker
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2000/1671

Parish: **EARLEY**

Location: **42, Hartsbourne Road, Earley, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling plus rear conservatory.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed two-storey extension would amount to an excessively large addition to the existing dwelling harmful to the character and appearance of the surrounding area. As such, it is contrary to Policy LBE1 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
Development Control Manager
Date: 01/08/2000

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

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1671

Applicant : Mr G H Tucker C/O Derek Cann ARIBA.

Location : 42, Hartsbourne Road, Earley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling plus rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 28.6.00

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 T.C - Objection - unneighbourly terracing effect.

Highways Authority. No objection subject to condition.

Planning Issues : Impact upon neighbours.
Impact upon character + appearance of streetscene + area.

Application Number: F/2000/1671

Appraisal :

Planning permission is sought for the erection of two-storey side and rear extension and also a conservatory to the rear.

The proposed side extension would be to the north-west side elevation of the property and would project out by 3.5metres to the boundary with no.44 Hartsbourne Road. The rear extension would join this side element and wrap around the corner projecting 1.8metres beyond the rear elevation. The conservatory would be erected to the eastern side of the rear elevation and set 1metre off the boundary with no.40 Hartsbourne Road.

The main considerations in this case are the impact upon the amenities of neighbouring properties and also the character and appearance of the streetscene. The neighbour most likely to be effected by the proposal is no.44 Hartsbourne Road. The proposed side extension would be 2-storey and as mentioned would be built right up to the boundary with no.44. The only window to be inserted in the new side elevation would be a small first floor bedroom window which, is to be obscure glazed and would not therefore give rise to overlooking. Also it is not considered that there would any over dominance of this property by the proposal.

However, it is considered that the overall size of the property would be out of keeping with the appearance of the other properties in the street. The result would be a dwelling, which would appear cramped on the plot, by virtue of it stretching between the boundaries of nos.40 and 44 Hartsbourne Road.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1671
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed two-storey extension would amount to an excessively large addition to the existing dwelling harmful to the character and appearance of the surrounding area. As such it is contrary to Policy LBE1 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended.

RECORD OF SITE VISIT

SITE ADDRESS: 42 Hartsbourne Road Earley Reading.

APPLICATION NUMBER: F/2000/1671

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Residential. Mix of Semi's and detached properties.

3. DESCRIPTION OF SITE/BUILDING medium sized detached property with garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Neighbours (40) have single storey rear ext. no side first floor windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING adequate

LEVELS 0.5m difference to no. 40.

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 14 June 2000

Application Number: F/2000/1671

Proposal: Proposed two storey side and rear extension to dwelling plus rear conservatory.

Parish: EARLEY TOWN

Site Address:
42, Hartsbourne Road, Earley, Reading.

Applicant:
Mr G H Tucker C/O Derek Cann ARIBA.

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).

SC:23 (INSERT: Garaging & Parking)
SC:8.

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00.

Received by Wokingham District Council

Application No: F/2000/1671

PROPOSAL:
Proposed two storey side and rear extension to dwelling plus rear conservatory.

LOCATION:
42, Hartsbourne Road, Earley, Reading.

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

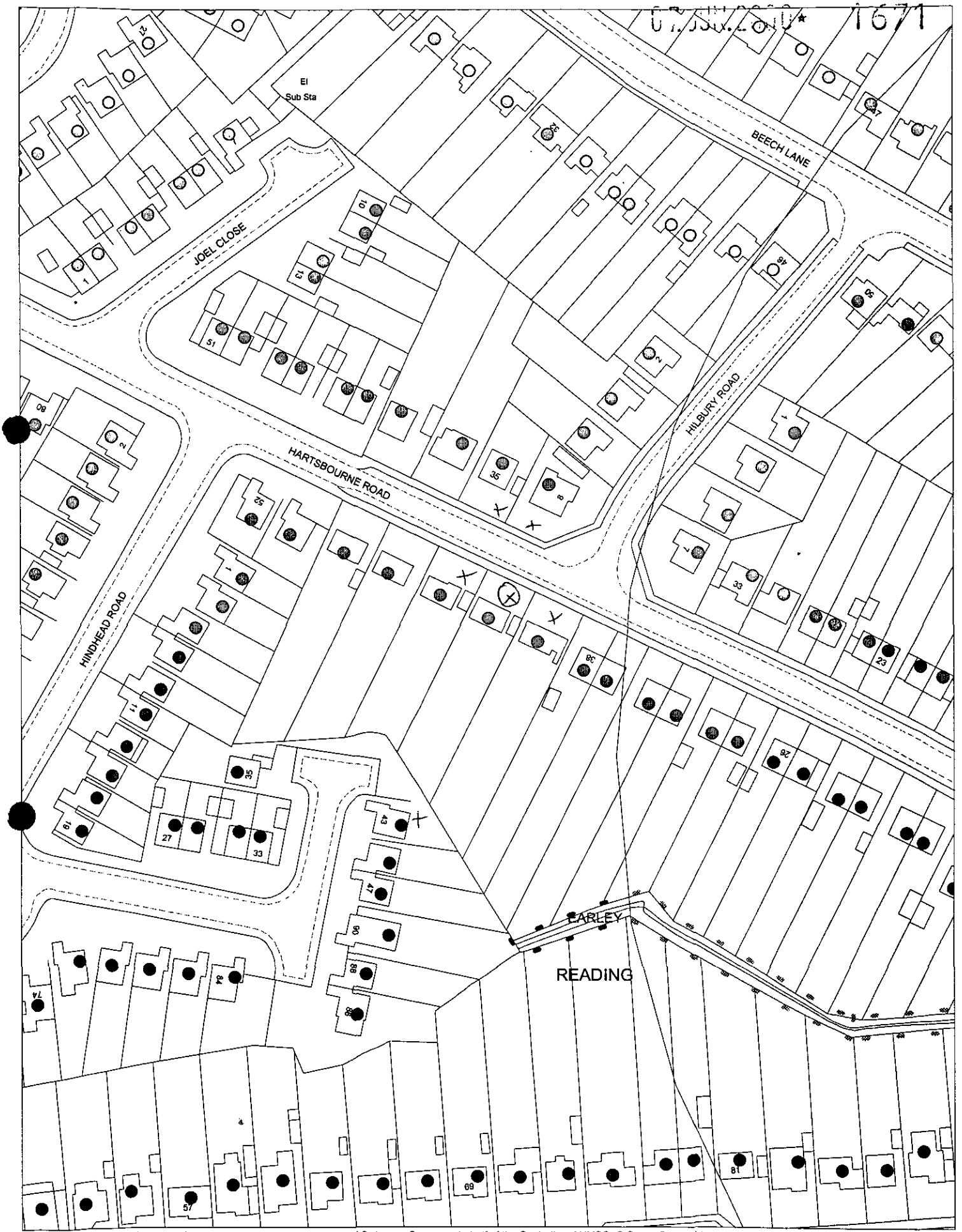
WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). 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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

14 June 2000



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

N
W E
S

FROM: Simon Lewis

DATE: 14 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1671

Proposal: Proposed two storey side and rear extension to dwelling plus rear conservatory..

Site Address: 42, Hartsbourne Road, Earley, Reading.

Applicant: Mr G H Tucker C/O Derek Cann ARIBA.

16 JUN 2000 Earley Town Council

Your observations are required in respect of this application **by 09/07/2000** .

Whilst members of the Planning Committee had no objection to the rear conservatory which formed part of this application, there was considerable concern about the two storey side extension proposed. It was considered that this element of the application was unneighbourly, would cause an unacceptable loss of light to No. 40, and would create a terracing effect. Furthermore, it appeared from the plans that the proposed side extension would come well forward of the established front building line of properties in this road, which would be of detriment to the street scene and contrary to the original design concept for the area.

For these reasons, therefore, it is requested that this application is refused.

CS

COPIES TO:

FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JUN 2000
Officer: SL	Application No. F/2000/1671

Map No. 52 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED 2 STOREY SIDE & REAR EXTENSION TO DWELLING + REAR CONSERVATORY

Location: 42 HARTS BOURNE ROAD

Parish: EARLEY Ward: Radhatch 14.6.2000

Applicant: MR TUCKER

Fee Received 95-00 (S) 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	SCALE ?		22/6 ✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	SCALE ?		22/6 ✓
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

S/N + 40, 44 + 35 HARTSBOURNE ROAD

8 HILBURY ROAD ✓

43 REEDS AVENUE

DEREK CANN
ARCHITECT

With compliments

Derek Cann RIBA MaPS

13 Manor Road, Wokingham, Berkshire RG41 4AH

Tel/Fax: 0118 978 6895

email: derek.cann@virgin.net

ADDRESS 42 HARTSBOURNE ROAD PARISH EARLEY

PLOT No. Part Plot 57, Plot 58 & Part Plot 59. ORD. SHEET No. SU. 7471 (5

BUILDER J. T. Cook & Son Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
143/54	J. T. Cook & Son Ltd	Outline	9/3/54	N/A. C
854/55	"	Detached House	8/11/55	App. C
PD/328/68	Mr. S E. J. Quarterman	Garage	11-4-68	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

07 JUN 2000 1671

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr G.H. Tucker
	ADDRESS	42 Hartsbourne Road
		Earley
		Reading
	POST CODE	RG6 5PY tel :- 9874190
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	42 Hartsbourne Road
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 storey side and rear extension with conservatory
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick and tiles 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:3	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	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

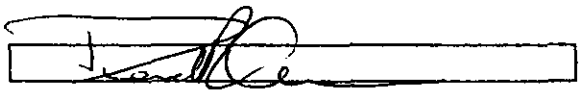
(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF G.H. Tucker

DATE 7th June 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐