APPLICATION NO:
F/2000/0530

LOCATION:
39 Sandy Lane, Wokingham.

APPLICANT:
Mr & Mrs T.J. Davies C/O Scandia-Hus Ltd

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T J Davies
C/O Scandia-Hus Ltd
Courtfield
Cranston Road
EAST GRINSTEAD
West Sussex
RH19 3YU

Application Number: F/2000/0530

Parish: **WOKINGHAM**

Location: **39 Sandy Lane, Wokingham**

Proposal: **Proposed two 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

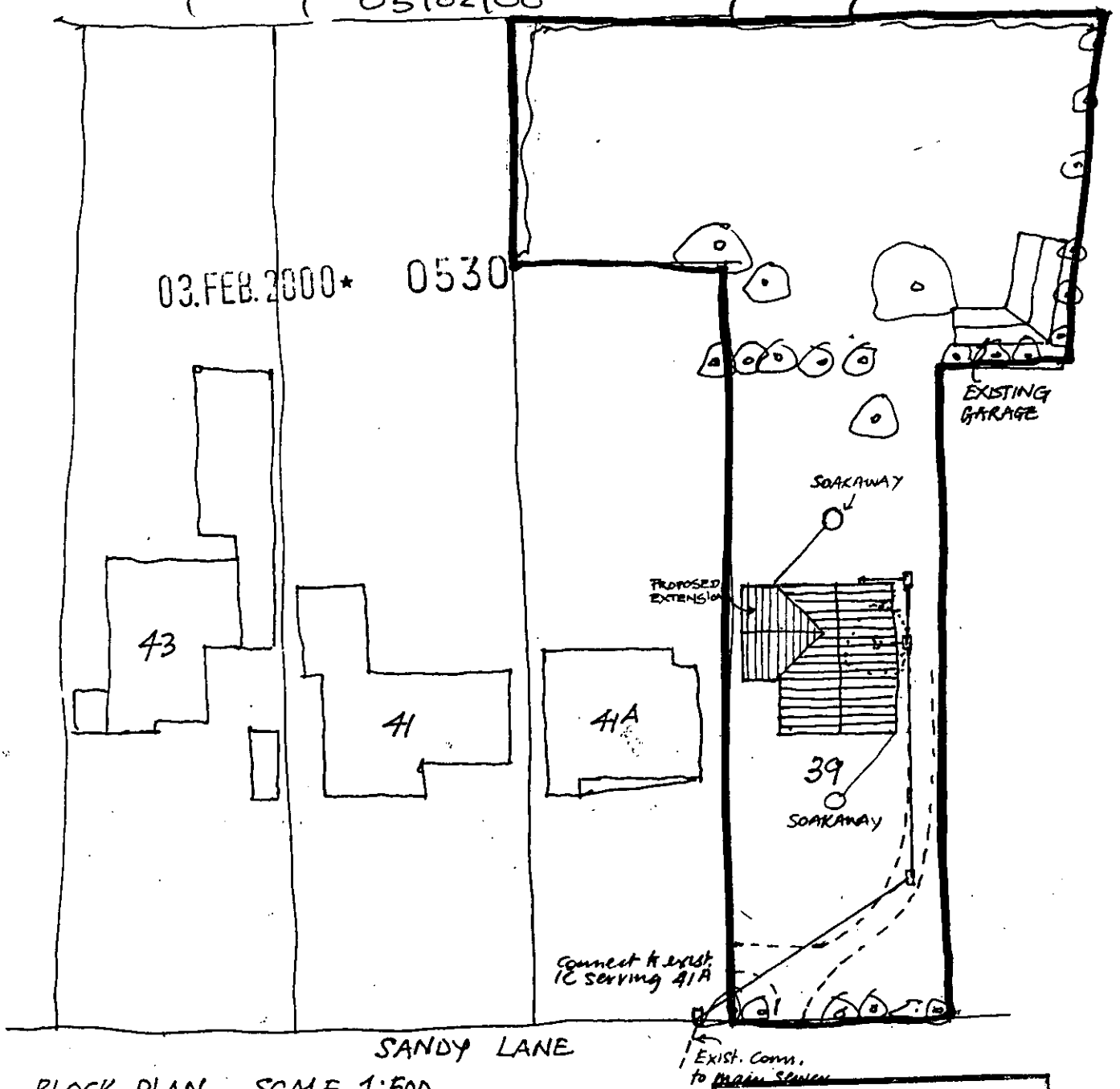
1. The proposed extension by virtue of its location, scale and massing represents an unneighbourly form of development detrimental to the amenities of the occupiers of 41A Sandy Lane. As such the proposal is contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 28 March 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.

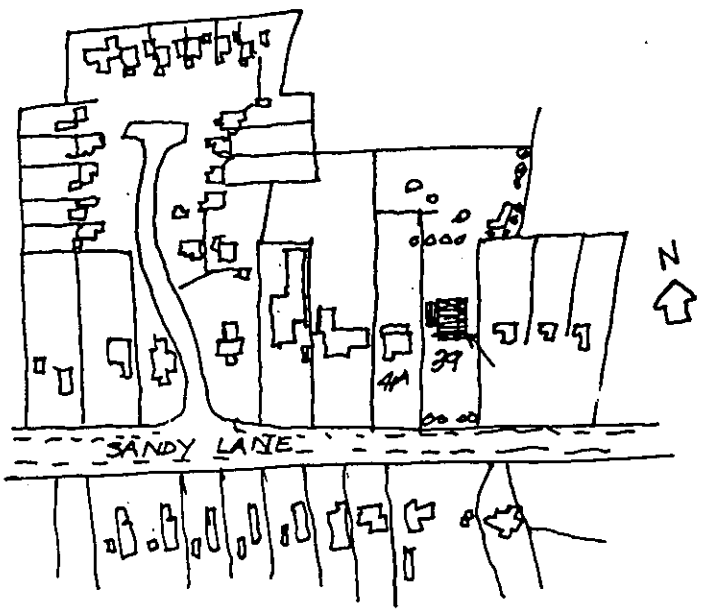
03/02/00

03.FEB.2000* 0530



BLOCK PLAN SCALE 1:500

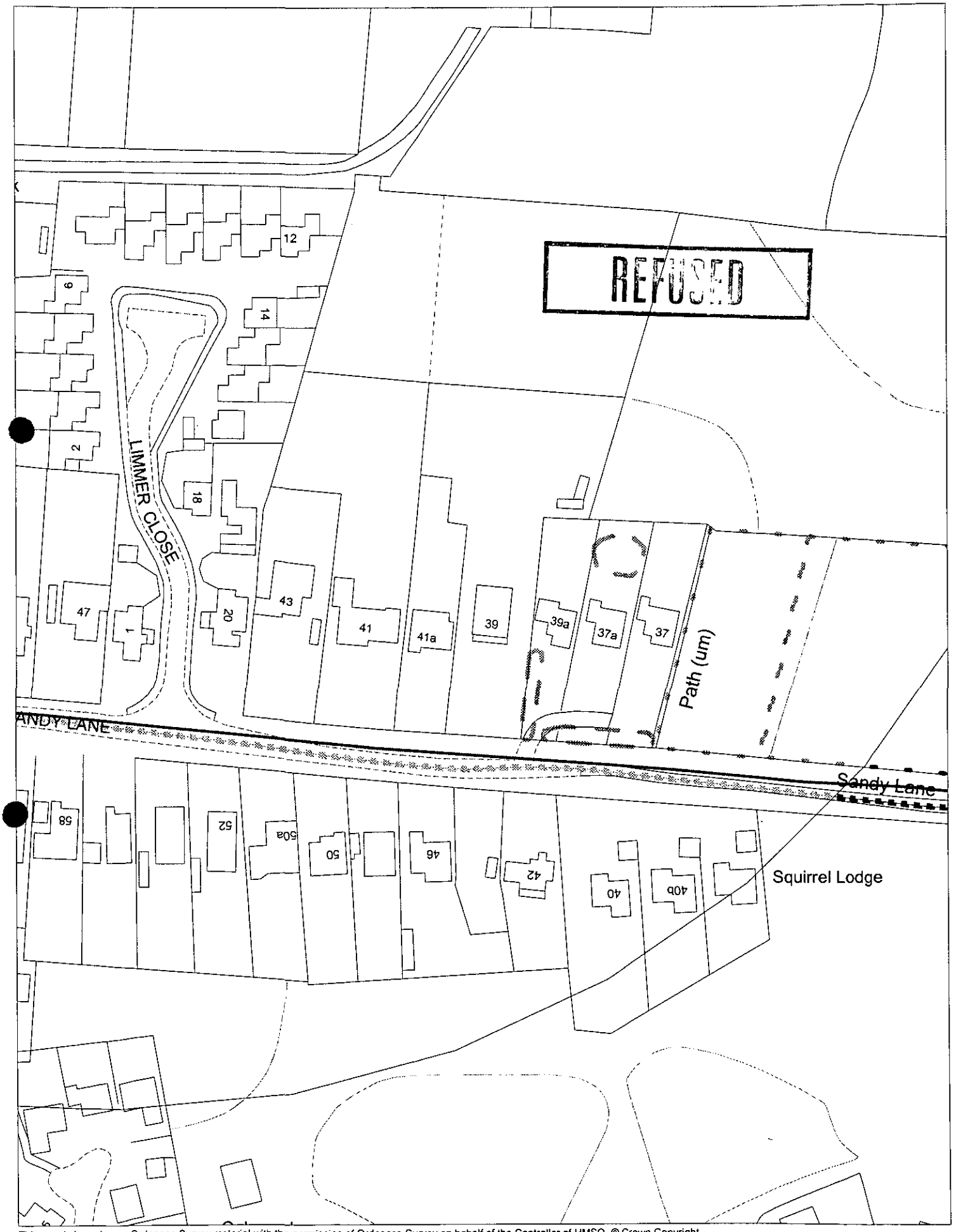
REFUSED



LOCATION PLAN SCALE 1:2500

GH TOWNSEND MSc CEng FIStructE
41A SANDY LANE,
WOKINGHAM BERKS

FEBRUARY 1985



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 1250

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0530

Applicant : Mr & Mrs T.J. Davies C/O Scandia-Hus Ltd.

Location : 39, Sandy Lane, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6.3.2000

Date Registered : 03/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :

- Highways - no objection subject to the extension remaining ancillary and condition re: retention of parking, garaging and turning.
- Parish Council - no objection

Planning Issues :

Site located within settlement boundary of Barkham Hill. In SEALP settlement boundary was immediately to east of property and in WDLP settlement boundary extended to include existing 3 dwellings to east which were previously in setting of settlements/separation of settlements and ASLI.

A/ Impact on streetscene/visual amenity of area : SBE1/2 of SEALP; WBE1 of WDLP

B/ Impact on amenities of neighbouring occupiers: -11-

C/ Highway issues

Application Number: F/2000/0530

Appraisal :

A. IMPACT ON STREETSCENE / VISUAL AMENITY OF AREA

Policies SBE1/2 of SEALP and WBE1 of WOLP.

Existing dwelling is set back approx 23m from highway boundary. Similar 2 storey projection at side of 39B Sandy Lane east of application site. Dwellings in Sandy Lane vary in width and style and therefore it is considered that the proposal by virtue of its design and location would not adversely affect the streetscene or visual amenity of area.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies SBE1/2 of SEALP and WBE1 of WOLP.

Adjoining property set further forward than 39 Sandy Lane and contains 3 small secondary lounge windows, main entrance to property and a long hallway window in the side elevation facing application site. Also windows in rear elevation including dining room patio doors nearest to proposed extension. The proposal would result in some loss of light to these windows. The extension would also project 5m to the rear of no. 41A Sandy Lane. Although it would be set in 1.3m from the boundary it is considered that the extension by virtue of its scale and massing would be overbearing and detrimental to the amenities of the occupiers of that property. As such it is contrary to policies SBE1/2 of SEALP and WBE1 of WOLP.

C. HIGHWAYS

Proposal would provide an additional bedroom increasing number of bedrooms from 3 → 4. Adequate on site parking.

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

(tick appropriate box)

Application Number F/2000/0530
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1.			The proposed extension by virtue of its location, scale and massing represents an unneighbourly form of development detrimental to the amenities of the occupiers of 41A Sandy Lane. As such the proposal is contrary to policies SBE1/2 of SEALPond WBE1 of WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Sandy Lane
Wokingham.

APPLICATION NUMBER: F/2000/0530

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 6.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Predominantly detached dwellings - variety of types and styles.

3. DESCRIPTION OF SITE/BUILDING

Existing 3 bed. chalet style dwelling on northern side of Sandy Lane (off Bearwood Rd)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Adj. 41A SANDY LANE

5. SITE CONSTRAINTS

TREES	Yes
ACCESS/PARKING	As existing
LEVELS	no change
BOUNDARY TREATMENT	1.7m high close boarded fence increasing to 2m.
OTHERS	

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0530**

39 , Sandy Lane, , Wokingham.

Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

No representations received by me. From my knowledge of the site I am content with recommendation for refusal.

Signed: [signature] Date: 20 - 3 - 00

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

POL	
DC	
APP	
CS	
22 MAR 2000	
COPIES TO:	ACK:
	FILE:

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0530

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/0530
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.3.00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0530**
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0530

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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

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Application Number: F/2000/0530
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0530**
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 16.3.00

My ref: F/2000/0530

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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Dear Councillor

Application Number: F/2000/0530
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

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APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

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This form must be received no later than 27.3.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0530**
39 , Sandy Lane, , Wokingham.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 18 February 2000

Application Number: F/2000/0530

Proposal: Proposed two storey side extension to dwelling..

Site Address:
39 , Sandy Lane, , Wokingham.

Applicant:
Mr & Mrs T.J. Davies C/O Scandia-Hus Ltd.

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 - PARKING, GARAGING & TURNING (SR06)

THE PROPOSED EXTENSION SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

THE OFFICE SHALL BE FOR THE USE OF RESIDENTS OF THE HOUSE ONLY.

Signed: N.S. Trotter **Print name:** N TROTTER

25-2-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0530

Proposal: Proposed two storey side extension to dwelling

Site Address: 39 Sandy Lane, Wokingham

Applicant: Mr & Mrs T J Davies c/o Scandia-Hus Ltd

Your observations are required in respect of this application by **13/03/2000**

Objections:

No Objections

SIGNED: _____ DATE: 1 March 2000

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/0530

Proposal:
Proposed two storey side extension to dwelling.

Location:
39 , Sandy Lane, , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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 Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 FEB 2000	Map No. ..... Site 0.20
Officer: BP | Application No. F/2000/0530	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 39 SANDY LANE

Parish: WOKINGHAM Ward: Evendons ✓ 18/02

Applicant: MR/MRS DAVIES

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

Enforcement Section (5) 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			
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 : 18/02 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) ✓ 18/02

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:

.....

.....

.....

NEIGHBOURS:

.....

.....

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.....

.....

scandiahus

SWEDISH ENERGY SAVING HOMES

Scandia-Hus Limited,
Courtfield, Cranston Road, East Grinstead,
Sussex RH19 3YU
Tel: (01342) 327977 Fax: (01342) 315139

Your Ref:

Our Ref: 57534/mp/davies

Date: 2nd February 2000

For the attention of: Planning Services

Dear Sir,

Re: Extension at 39 Sandy Lane, Wokingham

RG11 4SS

Please find enclosed the following in connection with the above:

Town Planning Application ☑

Building Regulation Application ☐

Information as requested ☐

Drawing Numbers ...02/3...04..., Site/Location.....

NOTES .....

.....

.....

.....

Please quote our reference on your reply

Yours faithfully,

SCANDIA-HUS LIMITED

TI

SELF BUILD INDUSTRY AWARDS 94
SELF BUILD INDUSTRY AWARDS 96

Registered in England No. 1159473

~~Land Adv~~

ADDRESS 39 SANDY LANE

PARISH NORINGHAM

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02080	MRS. D.P. BARRY	O/APP. FOR DWELLING HOUSE	20 2.75	N/A [illegible]
03599	"	O/APP BUNGALOW + 20 KENNELS	27.11 75	N/A [illegible]
23242	MR+MRS G. TOWNSEND	HOUSE	22.5.85	N/A [illegible]
BR24907	"	chalet bungalow	15.7.85	APP N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 202

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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	MR & MRS T. J. DAVIES
	Address and postcode	39 SANDY LANE WOKINGHAM BERKS
	03.FEB.2000* 0530	
	Phone number	RG11 4SS
2	Agent's Name	SCANDIA-HUS LTD
	Address and postcode	COURTFIELD CRANSTON ROAD EAST GRINSTEAD WEST SUSSEX
	Phone number	RH19 3YU
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.	39 SANDY LANE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CHALET SIDE 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.	TO MATCH EXISTING BUILDING
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

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.	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: D J [illegible]

on behalf of Mr & Mrs T. J. Davies

Date 02/02/2000

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