SYSTEMS LTD

SOUTHPORT U.
LONDON OFFIC

APPLICATION NO:
F/2000/0293

LOCATION:
359 Whitley Wood Lane Reading.

APPLICANT:
Mr R Thorpe C/O BDS Chartered Surveyors

PROPOSAL:
Proposed single storey and first floor extensons to dwelling to form granny annexe.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Thorpe
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/0293

Parish: **SHINFIELD**

Location: **359, Whitley Wood Lane, , Reading.**

Proposal: **Proposed single storey and first floor extensons to dwelling to form granny annexe.**

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 extensions, by virtue of their size and location, represent an overdevelopment of the site and would result in an unneighbourly development. The proposals are, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 29 February 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 : Emy Circuit

Application Number : F/2000/0293

Applicant : Mr R Thorpe C/O BDS Chartered Surveyors.

Location : 359 Whitley Wood Lane .
Proposal : Proposed single storey and first floor extensons to dwelling to form granny annexe.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : 19 Jan 2000

Date of Site Visit : 17 Jan 2000

Date Registered : 06/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 09/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :
Highways - condition - annex to remain ancillary

Neighbours - length of extension / projection beyond other houses, overshadowing of amenity area and kitchen

Shirfield P.C - "no comment"

Planning Issues :
Identified Settlement
WBE1
M4+ beyond gap.

Application Number: F/2000/0293
359 Whitley Wood Lane, Shinfield

Appraisal: The proposal is for a first-floor extension, above an existing single-storey, flat-roof extension at the rear/side of the original dwelling and a single-storey extension, replacing an existing conservatory, to form a granny annex.

The first-floor extension would have a predominantly flat roof with a sloped side and maximum height of 5.1 metres. There would be 3.5 metres between 357 and 359 Whitley Wood Lane and the first-floor extension. There would not be an unacceptable loss of light to No 357 but the extension would be overbearing. In addition, although there is an existing first-floor side window at No 359, the distance to the neighbouring property at first-floor level would be reduced by 1.6 metres which would increase overlooking of the neighbouring property.

The existing two-storey extension has a depth of 3.6 metres and the proposed flat-roof, single-storey addition would extend a further 8.7 metres to the rear. It would have a maximum width of 4.5 metres, being slightly inset from the boundary with 361 Whitley Wood Lane and about 2 metres from the boundary with No 259. The combined depth of the extensions to the rear of the original property would be 12 metres, approximately doubling the original depth and footprint of the property. This would constitute overdevelopment of the site and be overbearing to the neighbouring properties, particularly as the width of the plots is only about 6 metres.

Therefore, the proposals are considered unneighbourly and hence unacceptable.

Recommendation: refusal

Application Number F/2000/0293
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			The proposed extensions, by virtue of their size and locarion, represent an overdevelopment of the site and would result in an unneighbourly development. The proposals are, therefore, contrary to policies WOS3 and WBE1 of the WDLPDD and policy in LBE 2 of the LALP.

RECORD OF SITE VISIT

SITE ADDRESS: 359 Whitley Wood Lane Reading.

APPLICATION NUMBER: F/2000/0293

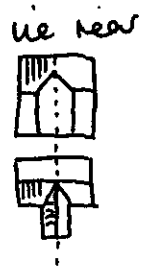
OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 Jan '00

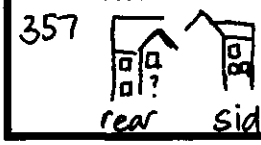
1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential
Older properties set back from main road.

3. DESCRIPTION OF SITE/BUILDING two-storey semi, originally with L-shaped footprint. Already has two-storey extension and single-storey extensions to the rear.



4. RELATIONSHIP TO ADJOINING PROPERTIES



flat roof extension to rear of 361

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

applicationo	Name and address
F/2000/0293	Mr & Mrs Freak 361 Whitley Wood Lane Shinfield Reading Rg2 9PY

App refused,
letter sent
03/03/00

Received by Wokingham District Council

Application No: F/2000/0293

Proposal:

Proposed single storey and first floor extensons to dwelling to form granny annexe.

Location:

359 Whitley Wood Lane .

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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. 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

Tel: (0118) 974 6479

Date: 16·2·00

My ref: F/2000/0293

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: 33505 - Wokingham

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0293
359 Whitley Wood Lane .
Proposed single storey and first floor extensons to dwelling to form granny annexe.

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 Emy Circuit on **(0118) 974 6479**. 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 28·2·00
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0293**
359 Whitley Wood Lane Reading.
Proposed single storey and first floor extensons to dwelling to form granny annexe.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

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 6479

Date:

My ref: F/2000/0293

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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: 33606 - Wokingham

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Print Name: _____

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 6479

Date:

My ref: F/2000/0293

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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: 33505 – Wokingham

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359 Whitley Wood Lane .
Proposed single storey and first floor extensons to dwelling to form granny annexe.

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Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0293**
359 Whitley Wood Lane Reading.
Proposed single storey and first floor extensons to dwelling to form granny annexe.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 DEC 1999~~ VALID 6/1/00	Map No. 72 Site 0.06
Officer: EXC — Application No. F/2000/0293	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY & FIRST FLOOR EXTENSIONS TO DWELLING TO FORM GRANNY ANNEXE

Location: 359 ~~[illegible]~~ WHITLEY WOOD LANE

Parish: SHINFIELD Ward: Shinfield 13.1.2000 TWD

Applicant: MR R THORPE

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

(4)

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	cert not deleted A Yes	✓ phoned 5/1	
(5)	Elevation plans	Front elevation required	to be faxed	6/1
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 : 13.1.2000 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 Sufficient .....

Please do neighbour notifications on the following applications:

① 2000/0285 - 45 Markby Way - 43 + 47 Markby Way ✓

② 2000/0293 - 359 Whitley Wood Lane - 357 and 361, Whitley Wood Lane ✓

③ 1999/0260 - 6 Milton Road - 4 & 8 Milton Road. ✓

④ 2000/0279 - 2 The Hawthornes - 4 The Hawthornes + 19 The Hawthornes. ✓

Thanks

Terry.

✓ 19/01

Denise

F/2000/0293
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed single storey and first floor extensions to dwelling to form granny annexe.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0286
Location: 1 Jubilee Cottages, Mereoak Lane, Grazeley
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Miss E Connor
Observations: No comment

F/1999/0252
Location: Land at Basingstoke Road
Proposal: Proposed erection of six dwellings and 2 garages
Case Officer: Mrs A Odell
Observations: The site is on the Old Basingstoke Road, Three Mile Cross.

We express concern that the development is outside the designated village envelope and encroaching on the green gap of Three Mile Cross and Reading.

From local knowledge we are aware that the site is subject to frequent flooding and have concern that any remedial measures may have a detrimental implication on the surrounding properties.

F/2000/0345
Location: 15 Salmon Close, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

F/2000/0392
Location: Plots 1 & 2 221 Hyde End Road, Spencers Wood
Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
Proposal: Proposed two storey extension to dwelling. Loft conversion and new front porch.
Case Officer: Emy Circuit
Observations: No comment

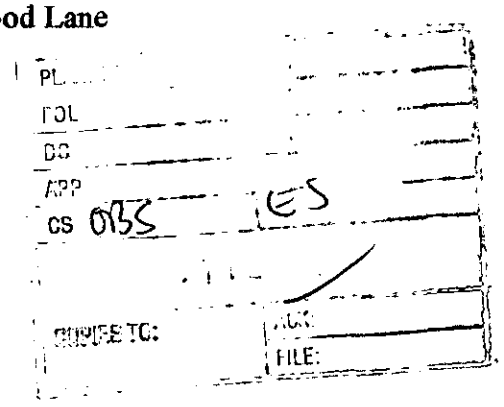
F/1999/0238
Location: Roman Road Service Station, Basingstoke Road, Three Mile Cross
Proposal: Proposed installation of a LPG Compound
Case Officer: Emy Circuit
Observations: We express concern with regard to the location of the LPG Compound which will coincide with the Car Wash area as included on the redevelopment plans recently granted on appeal.

F/2000/0435
Location: 3 Great Lea, Three Mile Cross,
Proposal: Proposed single storey rear extension to dwelling (retrospective)
Case Officer: Emy Circuit
Observations: No comment

Continued...

361 Old Whitley Wood Lane
Shinfield
Reading
Berks
RG2 8PY

29th January 2000



Mr C. Wood
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr Wood,

Application No. F/2000/0293

We write in reference to your letter of 19 January 2000 informing us of the proposals for 359 Old Whitley Wood Lane and would just like to make the following comments.

We were surprised when viewing the plans for the proposed extension to find that it would extend over 8 metres from the existing extension which already overlaps our property by 2 metres. This in effect means that the overall building will now extend the entire length of our patio (over 10 metres), by far exceeding the end line of any of the other properties in the road.

We could not find any reference on the plans to indicate the height of the single storey but would assume that, should it be in line with our single storey extension, this would mean a height of at least 0.75 of a metre higher than the 1.8 m panel fence. Consequently, we are a little concerned that the patio will now be placed into shadow earlier in the day than at present as that is the direction that the sun sets over.

As there will be this height difference we also feel that it will have a considerable effect on our light at our back door and consequently into our kitchen area which is already quite dark. Our only other reservation is that we are unsure whether the extension will have a detrimental effect on our patio and general rear outlook from our property.

We deliberated long and hard about writing with these comments as we have a very good relationship with the Thorpes but ultimately we felt that we should point out our concerns.

We look forward to hearing from you with your decision.

Mr & Mrs G M Freak

To:
Highways

From: Emy Circuit

Date: 13 January 2000

Application Number: F/2000/0293

Proposal: Proposed single storey and first floor extensons to dwelling to form granny annexe..

Site Address:
359, Whitley Wood Lane, .

Applicant:
Mr R Thorpe C/O BDS Chartered Surveyors.

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

CONDITIONAL APPROVAL

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

N.S. Tr[illegible]

20-1-00

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

06.DEC.2000* 0293

Mrs. Hurst.,
Planning Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
WOKINGHAM.
RG40 1WR.

Our ref. ADH/4938-3

5TH January 1999

PLANNING
POL | LS
DC | INF
APP
CS
06 JAN 2000
COPIES TO: | ACK:
FILE:

Dear Mrs. Hurst,

RE: 359 OLD WHITLEY WOOD LANE, WHITLEY, READING

With regard to the above and further to our telephone conversation, please find enclosed six copies of drawing no. 4938:99:1b & 2b showing existing and proposed front elevations.

Yours sincerely,

A. HEWITT

Encl.

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H., Richard G. Barnett A.R.I.C.S.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover

ADDRESS 359 WHITLEY WOOD LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7268

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RD/39/58	Mr R.W. Adams	Garage	11. 3. 58	App. N/
RD/288/69	Mr G.W. Dolleny	Add Bedroom & Bathroom	10.7.69	App N/A
337/72	"	Front Exten	16 3 72	App Repu
1075/72	"	New Front Porch Window	6.7.72	— C/A
BR 445	"	Exten to kitchen	21. 3. 74	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

06. DEC. 2000*

WOKINGHAM DISTRICT COUNCIL

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	**R. THORPE ESQ**	
	ADDRESS	**359 OLD WHITLEY WOOD LANE**	
		READING	
		BERKS	
	POST CODE	**RG2 8PY**	TEL.NO.
	AGENT'S NAME	**BDS Chartered Surveyors**	
	ADDRESS	**Windward House,**	
		Hollow Lane,	
		Shinfield	
		Reading	
	POST CODE	**RG2 9AB**	TEL.NO. **0118 988 4477**
3	SITE LOCATION	**359 OLD WHITLEY WOOD LANE**	
	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	**READING**	
		BERKS	
		RG2 8PY	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**GROUND AND FIRST FLOOR**	
		EXTENSIONS TO FORM	
		GRANNY ANNEX	
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	**RENDERED WALLS TO MATCH**	
		GREY SLATE TO MATCH	
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: **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**	
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) If no fee is payable please say why below		
	(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.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:-

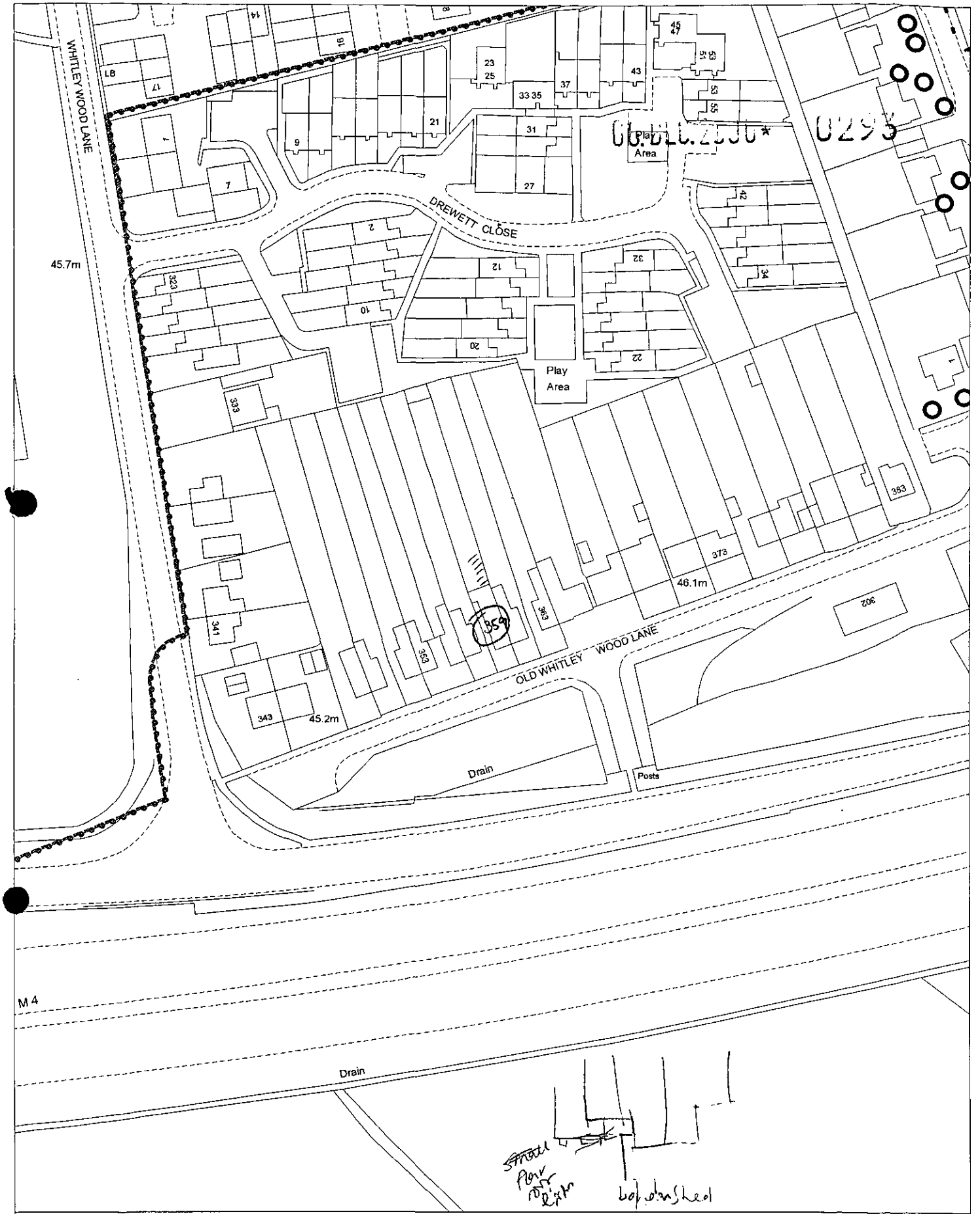
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF **R. THORPE ESQ**

DATE **13.12.99**

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 17 December 1999

N
W E
S