APPLICATION NO:
F/2000/0486

LOCATION:
17 Quartz Close, Wokingham.

APPLICANT:
Mr & Mrs M L Simpson C/O Andesign

PROPOSAL:
Proposed two storey and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M L Simpson
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0486

Parish: **WOKINGHAM**

Location: **17 Quartz Close, Wokingham**

Proposal: **Proposed two storey and single storey rear extensions to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north elevation facing 15 Quartz Close.

Condition
4. The bathroom window in the north elevation facing Quartz Close of the proposed development shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Head of Planning and Transportation
Date: 04 April 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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0486 BP.
BUILDING CONTROL NUMBER.	FP2000/0266 Alison
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	17. Quartz Close. Woosehill WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storeys/single storey rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2930	AH/E/2930
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	6/4/00.	

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	

Application Number F/2000/0486
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	Work
3.	SC08	SR10	North elevation facing 15 Quartz Close
4.	SC20	SR10	'bathroom' ' north elevation facing Quartz Close '

RECORD OF SITE VISIT

SITE ADDRESS: 17 Quartz Close Wokingham.

APPLICATION NUMBER: F/2000/0486

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 21.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on front door

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential - semi and detached houses

3. DESCRIPTION OF SITE/BUILDING

3 bed. staggered semi-detached house with detached garage located in cul-de-sac on Woosehill Estate

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan. No 17 set 1.5m further back than no 15. (measured on site).

5. SITE CONSTRAINTS

TREES Leylandii

ACCESS/PARKING as existing (garage and driveway)

LEVELS no change

BOUNDARY TREATMENT 1.8m CB fence

OTHERS

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0486

Applicant : Mr & Mrs M L Simpson C/O Andesign.

Location : 17 , Quartz Close, , Wokingham.
Proposal : Proposed two storey and single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 21.2.00

Date Registered : 01/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Wokingham Town Council - no objection subject siting of properties in Diamond Way.

Letter of representation - 1 letter of objection from occupier of adj. property no. 15 Quartz Close objecting to size of extn. being an overdevelopment of the site and loss of light/sunlight. Also setting a precedent.

Planning Issues :

SEALP/WDLP : Located within settlement boundary of Wokingham

Proposal : Part s/s and part 2storey rear extn. projecting 3m to rear across width of property.

Application Number: F/2000/0486

Appraisal :

A/ IMPACT ON VISUAL AMENITY OF AREA
SBE1/2 of SEALP
WBE1 of WDLP

No adverse impact as extension is located to rear of property.

B/ IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS
SBE1/2 of SEALP
WBE1 of WDLP

Application property is semi-detached. Adjoining property is 1.5m further forward. At ground floor level there is a kitchen door and window nearest to boundary with no. 17. Extension has been designed so as to minimise impact ie. S/S adj. boundary and 2 storey element set in 3m from boundary. Whilst there would be some loss of light and overshadowing to kitchen it is not considered adequate to warrant refusal.
No adverse impact on properties in Diamond Way.

C/ HIGHWAYS

Existing 3 bed. property. Proposal would not result in an increase in number of bedrooms and therefore no highway objection.

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

Applicationo	Name & Address
F/2000/0486	Mrs A Evans 15 Quartz Close Woosehill Wokingham Rg41 3Ts
App approved, letter sent 05/04/00	

Tel: 0118 974 6450

Date: 22/3/2000

My ref: F/2000/0486

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0486
17 , Quartz Close, , Wokingham.
Proposed two storey and single storey rear extensions 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 3/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0486**
17 , Quartz Close, , Wokingham.
Proposed two storey and single storey rear extensions 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: 22/3/2000

My ref: F/2000/0486

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0486
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LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0486**
17 , Quartz Close, , Wokingham.
Proposed two storey and single storey rear extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

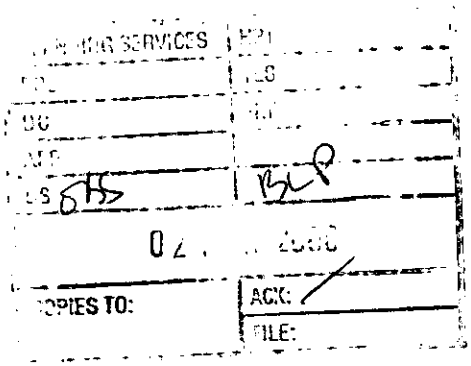
_____

_____

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.



Director of Planning
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Mrs A Evans
15 Quartz Close
Woosehill
Wokingham
Berkshire
RG41 3TS

Tel: 0118 9793505

For the Attention of: Mrs B Polnik

28 February 2000

Dear Sir

WOKINGHAM: No. 17 QUARTZ CLOSE
APPLICATION FOR HOUSEHOLD EXTENSION (REF: F/2000/0486)

I refer to the above application that is for a rear part one/part two-storey residential extension to No. 17 Quartz Close.

I live at 15 Quartz Close, the property adjoining No.17. I write to register my objection to the proposal and set out below my reasoning as to why the application should be refused planning permission.

Scale

The existing gross external volume of No. 17 Quartz Close, excluding roof space, is **192m^3** (measured of Drawing No. AH/E/2930: 5m(H) x 8m(W) x 4.8m(L)). According to the submitted plans, the proposed extension represents a gross external volume, excluding roof space, of **94.5m^3** (ground floor: 2.5m(H) x 7.8m(W) x 3(L) first floor: 2.5m(H) x 4.8m(W) x 3(L)). This equates to a proposed **49.2 percentage** increase in volume. I consider that this is a very excessive extension and represents over development in this already densely developed residential area. On this evidence alone this application should not be permitted.

Sun Lighting & Day Lighting

My property is set back **2m** from and north of No. 17. The proposed extension will result in my property being set back an additional **3m** totalling a final set back of **5m**. I think this represents an excessive set back and will cause significant overshadowing especially as my back garden is east facing. It will also significantly reduce the diffusion of natural sunlight and daylight into my living room but especially my kitchen window.

The part two-storey extension will cast a more significant shadow over both my kitchen and living room windows and my garden that I do not find acceptable. I appreciate that the design of the extension seeks to reduce the impact of the extension on my property by being one-storey at the closest point to my home but due to its scale does not succeed in making the proposal acceptable.

The application plans do not show clearly, and therefore to my satisfaction, sunlight and daylight calculations. For instance, a sunlight zone is shown for the first floor extension but not for the ground floor extension. I request that you secure this information from the applicants in order to show that the proposals do not infringe development standards. The absence of this information will not allow you to be in possession of all the facts needed for you to reach a decision based on all relevant material considerations.

I would be grateful if you could keep me informed of the resulting correspondence.

I think it would be particularly beneficial if when you undertake your site visit to No.17 you also view the proposal from my back garden so that you can appreciate first hand how the proposal will affect me both in terms of scale and overshadowing. I do not consider that this will be achievable if you only view the proposal from the back garden of the application property.

I would therefore appreciate it if you could contact me in advance of your site visit in order to make arrangements.

Precedent

As I have set out above, I consider the proposal by way of its bulk, scale and overshadowing is excessive. I consider that granting planning permission for a 49.2% increase in a modest semi-detached residential property will set an unwelcome precedent for allowing similar extension applications.

I do not think it will be beneficial to Wokingham District to allow such large-scale extension proposals and with this in mind, and in light of similar views of neighbours in the Woosehill area, I have copied this to my local Ward Councillor, Councillor Mrs D M King and also Councillor Mr C P Hudson who is a resident of Woosehill and consequently, has first hand experience of the area.

Conclusions

For the reasons set out above, I therefore strongly object to this extension proposal. It is to large and results in an excessive set back to my property resulting in unacceptable overshadowing and reduction in sunlight and daylight. Accordingly, I would be grateful if you could keep me informed of the negotiations you have with the applicants and the outcome of the proposal. Specifically, I would like to see the additional information on sunlight and daylighting, which I think should be provided by the applicant, and for you to contact me to discuss viewing the proposal from my property.

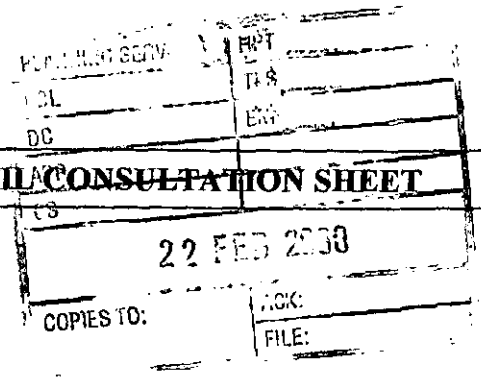
If I can be of any further assistance please contact me.

Yours faithfully

PP R Meakins

Mrs Angela Evans

CC **Councillor Mrs D M King** – 1 Winkfield Close, Wokingham, Berks, RG41 2EZ
Councillor Mr C P Hudson – 4 Sapphire Close, Woosehill, Wokingham, Berks, RG41 3DU



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer Mrs B Polnik

Application Number: F/2000/0486

Proposal: Proposed two storey and single storey rear extensions to dwelling

Site Address: 17 Quartz Close

Applicant: Mr & Mrs M L Simpson c/o Andesign

Your observations are required in respect of this application by **04/03/2000**

Objections:

No objections - subject sighting of the 'occupiers' of Diamond Way

SIGNED: _____ **DATE:** 16 February 2000

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 15/02/00

Location: 17 Quartz Close, Wokingham

Proposal: TWO STOREY AND SINGLE STOREY REAR EXTENSIONS

Application Number: F/2000/0486

In response to your consultation dated 9th February 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The side boundaries of the property have planted with Leylandii hedges, currently around 3 metres high. Although it is likely that some of the trees will need to be removed they have little significance in the surrounding landscape.

Neil Etherington
Senior Arboriculturist

Received by Wokingham District Council

Application No: F/2000/0486

Proposal:
Proposed two storey and single storey rear extensions to dwelling.

Location:
17 , Quartz Close, , 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 04/03/2000. 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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.2.2000 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 + 12 & 14 Diamond Way. ✓ .....

.....

.....

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WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 FEB 2000	Map No. 68 Site 002
Officer: BP | Application No. F|2000|0486	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY AND SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 17 QUARTZ CLOSE

Parish: WOKINGHAM Ward: Evendons
9.2.2000

Applicant: MR | MRS SIMPSON

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

(8)
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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only
Application number 01.FEB.2000* 0486

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 M.L. SIMPSON
	Address and postcode	17 QUARTZ CLOSE WOOSEHILL WOKINGHAM BERKS RG41 3TS
	Phone number	0118 9893264
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	0118 9784165 AS ABOVE
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY/SINGLE STOREY REAR 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 AND FELT & CHIPPINGS
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: 3	Proposed: 3
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS M.L. SIMPSON

Date 31.1.2000

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

ADDRESS 17 Quartz Close PARISH Wokingham

PLOT No. 189 Area 8 Woosehill ORD. SHEET No. SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20200	WIMPEY	S/DET. HOUSE & GARAGE	12.4.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

01.FEB.2000 0486



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

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