APPLICATION NO:
F/2001/3551

LOCATION:
4 High Tree Drive, Earley Reading.

APPLICANT:
Mr & Mrs Dennis C/O Dvid Shanly Design And Build

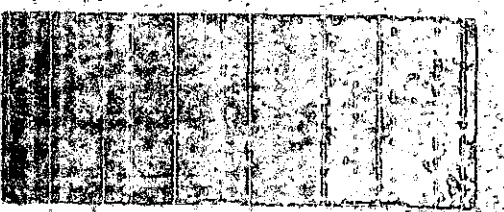
PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2001

CASE OFFICER: **George Allpress**

REFUSED



Appeal Decision

Site visit made on 15 October 2001

by Roger Clews BA MSc CertEd DipTP MRTPI

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1068935
4 High Tree Drive, Earley, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Dennis against the decision of Wokingham District Council.
- The application (Ref. F/2001/3551), dated 9 March 2001, was refused by notice dated 30 April 2001.
- The development proposed is a ground-floor rear and first-floor side extension.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issues in this appeal are:

   (a) The effect of the proposed development on the character and appearance of the surrounding area;

   (b) The effect of the proposed development on the living conditions of neighbouring residents at 2 High Tree Drive, with regard to its visual impact and its effect on light to that property.

Planning Policy

2. The development plan for the area comprises the Berkshire Structure Plan 1991-2006, incorporating alterations adopted in August 1997, and the Loddon Area Local Plan, adopted in May 1995. Structure Plan policy EN1 seeks to protect and enhance the character and quality of the environment in built-up areas. Adopted Local Plan policy LBE1 seeks a high standard of design in new development, appropriate to the character of the area in which it is situated. Policy LBE2 states that development which is inappropriate in relation to adjoining sites and buildings, or which would adversely affect the character of an area, will not be permitted. Policy WBE1 of the emerging Wokingham District Local Plan reflects the general thrust of those adopted policies.

Reasons

Character and appearance

3. 4 High Tree Drive is a detached house in a modern residential cul-de-sac. In common with nearly all the other houses in the road it is mainly two-storey in form, but with a single-storey attached garage to one side. The resulting gap above each garage creates a sense of space between the houses and means, in my opinion, that the area retains an uncluttered character, despite the fact that the properties are of a substantial size, and are built close together. On this side of the road the gaps also allow pleasing views through to the tall trees

in the woodland behind. As a result, I consider that this feature of the design of the houses makes an important contribution to the character and appearance of the locality.

4. The proposed development would involve the erection of an additional storey at first-floor level over No 4's garage, with the main roof of the house carried over it. Although the resulting new two-storey wing would be further back from the road than the original projecting wing to the north, because of its greater width it would be a prominent feature of the façade. In its new form the property would, in my opinion, appear over-dominant and out of keeping with the general form of the majority of houses in the road. This would be emphasised by the fact that it stands forward of its neighbours to either side. At the same time I consider that the filling-in of the gap over the garage, which I have identified as an important and characteristic feature of the locality, would significantly reduce the sense of space between No 4 and its neighbour to the south, No 2. It would also interrupt the attractive view through from the road to the woodland behind.

5. I saw that 1 High Tree Drive has been extended in a manner almost identical to that proposed for No 4. However No 1 has, in my opinion, a very different relationship to the locality, in that it is the end house in the road, with a belt of trees and shrubs and a wide grass verge to the side where the extension has been built. As a result, in my view it does not provide a precedent justifying the proposed extension to No 4, which I have considered on its own merits.

6. In the light of the above considerations, I conclude on the first main issue that the proposed development would have a significantly adverse effect on the character and appearance of the surrounding area, and would conflict with Structure Plan policy EN1, adopted Local Plan policies LBE1 and LBE2, and emerging Local Plan policy WBE1.

Effect on living conditions at 2 High Tree Drive

7. While the present occupants of 2 High Tree Drive have stated that they do not object to the development, the Council are concerned that the proposed extension would overshadow and have an overbearing impact on their property, creating a sense of enclosure.

8. No technical evidence has been presented to support the Council's view that overshadowing would occur, and in their Officer Report on the planning application they say that the extension would not result in a daylight infringement as such. In view of the relative positions of the properties, with No 4 to the north of No 2, and the proposed hipped form of the new roof, in my opinion no unacceptable overshadowing to the latter dwelling would be caused.

9. Seen from the front windows of No 2 the two-storey wing which would result from the proposed development would, in my view, be more prominent than the existing garage. But as there is no other building nearby, either in front or to the other side of No 2, in my opinion the front of that property would otherwise continue to enjoy an open outlook. The outlook from the rear of No 2 would be unaffected by the extension. I therefore consider that the development would not have an overbearing impact on No 2, nor create any significant sense of enclosure.

10. In the light of the above considerations, I conclude on the second main issue that the proposed development would not materially detract from the living conditions of residents

at 2 High Tree Drive, and would not conflict with Structure Plan policy EN1, adopted Local Plan policies LBE1 and LBE2, or emerging Local Plan policy WBE1.

Conclusions

11. Although I have concluded that the proposed development would not materially detract from living conditions at 2 High Tree Drive, I consider that this is outweighed by my conclusion on the first main issue, that it would significantly detract from the character and appearance of the surrounding area. As a result, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Inspector

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Dennis
C/O David Shanly Design And Build
17 Abingdon Drive
Cavesham Park Village
READING
Berkshire RG4 6SE

Application Number: F/2001/3551

Parish: **EARLEY**

Location: **4 High Tree Drive, Earley, Reading**

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 application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan Policy EN1, the Loddon Area Local Plan Policies LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
2. The proposal would result in an overbearing impact, sense of enclosure and overshadowing of the neighbouring property (No. 2) to the detriment of the amenity of occupants and future occupants of that property. The application is therefore considered to conflict with Berkshire Structure Plan Policy EN1, the Loddon Area Local Plan Policies LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

REFUSED. finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3551	GA
BUILDING CONTROL NUMBER	FP 2001/1664	Paul
~~APPLICANT~~/AGENT	David Sharky Design + Build	
ADDRESS OF SITE	4 High Tree Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear + first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	30/6/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/8/01	

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	

David Shanly Design Associates

Architectural & Planning Consultants, Project Management, Building Surveyors

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel / fax 0118 954 5381
e-mail : dshanly@designassociates.f9.co.uk

G Allpress Esq.,
Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

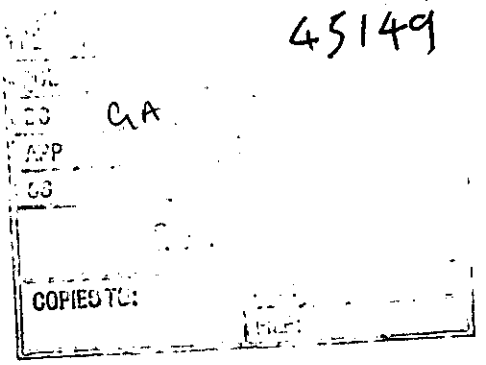
GA

28 June '01

45149

GA

COPIES TO:



Dear Mr Allpress,

4 HIGH TREE DRIVE, EARLEY, READING. F/2001/3551.

We write further to your refusal notice and our subsequent telephone conversation regarding the need to reduce the visual impact of the proposals.

To this end we now have pleasure in enclosing sketch alternative elevations amending the proposed roof to a 'full hip' viewed from the front and side elevations. However in making this change, thus removing the symmetry of the front elevation, ie. matching the existing gabled projection at the opposite end of the house, we feel that the vertical tile hanging as previously proposed should be changed to matching brickwork.

Your comments would be appreciated with a view to submitting a new planning application. We understand you return to the office on Monday 2 July '01 and would like to take the opportunity of discussing the aforementioned with you then.

Yours sincerely,

David Shanly.
For David Shanly Design Associates.

cc. Mr & Mrs Dennis.

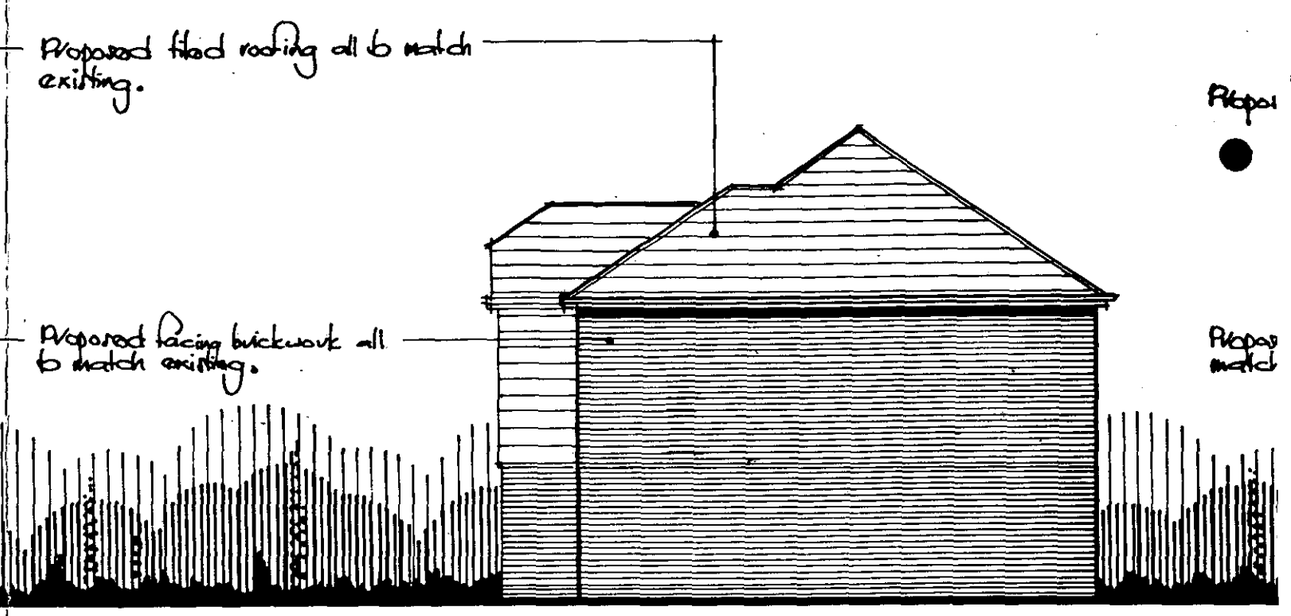
2/7 - 11.35 - Phoned DS. in reply to this letter. Advised would be acceptable to me if reduced at 1st floor front so as stepped back, i.e. would address concern re-impact to neighbour. He's to revise & re-submit no reply necessary
2/7

RICS

David Shanly. Tech RICS., FFB.
VA Page.

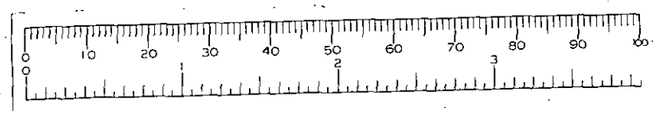


PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PLANNING SERVICES | HPT
POL | TLS
DC | DJF
APP |
CS |
29 JUN 2001
COPIES TO: | ACK:
FILE:



isting tiled roof to remain.

isting vertical tile
nging.

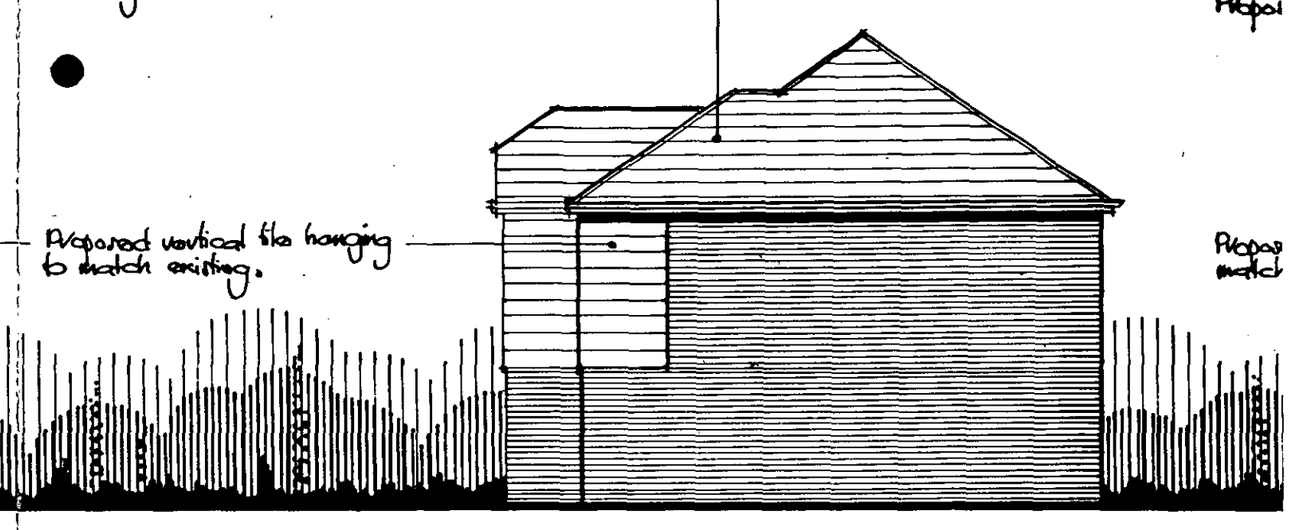


Proposed tiled roofing all to match existing.

Proposed vertical tile hanging to match existing.

Propos

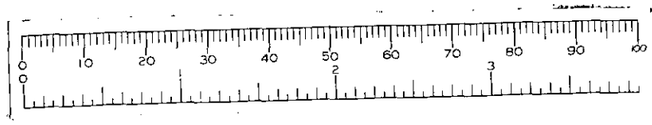
Propos
match



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

BUILDING SERVICES
PGL
DC
APP
CS
HPT
TLS
2



Received by Wokingham District Council

Application No: F/2001/3551

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
4, High Tree Drive, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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

21 March 2001

Appeal Reference: APP/X0360/1068935

Application Number: F/2001/3551

Applicant: Mr and Mrs Dennis C/O David Shanly Design and Build

Location: 4 High Tree Drive, Earley, Reading.

Proposal: Proposed Two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		24/03/01

Date of Neighbour Notifications: 21/03/01

Date of Site Visit : 05/04/01

Date Registered : 12/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001
18/04/01 (GA)

This application will have expired on: 07/05/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

Earley Town Council – no objection.

Woodley Town Council – welcomed the opportunity to see this plan but had no comments to make as they felt it was far too far away (the boundary at that point is High Wood which forms a barrier between this and the main settlement of Woodley).

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3551

Appraisal :

The application property is a modern detached single family dwelling which is situated on the north east side of High Tree Drive. The house is 'L' shaped in plan form with attached double garage on the side facing no.2 (the neighbour to the south). The dwelling lies on a modern estate of similarly designed executive style houses. They are attractive in their appearance, but with minimal space between the plot widths, with a separation between building and boundary of about 1.0 metre. The landscaping to the front, the separation at first floor level and the staggered plan form as opposed to a linear building line all combine to create some sense of space between the dwellings and contribute significantly to the character and appearance of the estate.

The application proposes building over the garage area with a first floor extension and infilling the space between by extending the main roof of the house. The new side extension would project froward of the main front elevation by around 1.0 metre and a new barn style half hip roof would be formed.

The existing building has a two storey bay fronted projection and the garage appears subservient and integrated in its appearance. The proposed extension would create a new bay fronted extension of a size that is greater than the existing and that would compete with the and dominate the existing. The proposed extensions would not appear as subservient to the existing dwelling. Overall, the enlarged building would almost completely infill its plot at two storeys and appear overdominant in the street scene and out of character with its neighbours.

The proposal would add considerable bulk, increase the massing of the building to the detriment of the street scene.

The Loddon Area Local Plan Policy LBE1, requires new development to be of a high standard of design which is appropriate to the character of the area. Policy LBE2 of the Loddon Area Local Plan, states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, material, colour or texture will not normally be permitted. These aims are reflect in Policy WBE1 of the Wokingham District Local Plan. The WDLP Policy WBE2 sets out the Council's aims to improve the local context.

An additional storey over the garage would considerably increase the mass over a considerable length, in close proximity to the neighbour no.2 resulting in an overbearing impact on the boundary and with an overshadowing of their habitable accommodation. The extension would not result in a daylight infringement as such, as the nearest habitable room at no.2 has a secondary source of light. However, the extension would have an overbearing impact.

The proposal is therefore considered to conflict with Local Plan Policy which aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.

No other dwelling would be impacted upon.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

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

Application Number: F/2001/3551

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposal would result in an overbearing impact, sense of enclosure and overshadowing of the neighbouring property (no.2) to the detriment of the amenity of occupants and future occupants of that property. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

30/4/07

Conditions Requested to be attached in the event of the appeal being granted:

(C1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

(R1) In pursuance of Section 9(1) of The Town and Country Planning Act 1990.

(C2) Unless otherwise stated on the drawings, the development hereby approved shall be carried out in matching materials.

(R2) To ensure a visually appropriate development.

(C2) No windows shall be installed in the south facing side elevations of the extension hereby approved.

(R2) To maintain the amenity of the neighbouring property

2 High Tree Drive
Earley
Reading
Berkshire RG6 1EU

14th May 2001

TO WHOM IT MAY CONCERN

We wish to make it known that we have no objection what so ever to the proposed extension to the adjacent property to our own, namely 4 High Tree Drive, planning application F/2001/3551.

We do not believe that the extension would be detrimental to our own property.

Yours sincerely

Dr S K Modi & Dr K Modi

WOKINGHAM DISTRICT COUNCIL

To ~~John~~ George.

Date 5/05/01 Time 9.10

WHILE YOU WERE OUT

Please call

Name MRS Dennis

Of

Phone No. 9668478 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 4. High Tree Drive, Earley

F/2001/3551. Can you suggest an alternative scheme to get rid?

2-STOREY EXTN. Refused. Builders advised not to speak to you as they think reasons are poor + that she has been treated "shabbily".

P.T.O

Signed Den.

21/5 - 12.10 - Phoned one dismissed with Mrs Dennis - advised would be seeking reduction on front and bounty with nephew. She's to await return of her architect and get him to call me.

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

Tel: 0118 974 6442

Date: **21 March 2001**

My ref: F/2001/3551

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/3551
4, High Tree Drive, Earley, Reading.
Proposed two storey 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3551**
4, High Tree Drive, Earley, Reading.
Proposed two storey 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 Storry

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

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

Tel: 0118 974 6442

Date: **21 March 2001**

My ref: F/2001/3551

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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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John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3551**
4, High Tree Drive, Earley, Reading.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3551

Applicant: Mr and Mrs Dennis C/O David Shanly Design and Build

Location: 4 High Tree Drive, Earley, Reading.

Proposal: Proposed Two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		24/03/01

Date of Neighbour Notifications: 21/03/01

Date of Site Visit : 05/04/01

Date Registered : 12/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001
18/04/01 (GA)

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The application proposes building over the garage area with a first floor extension and infilling the space between by extending the main roof of the house. The new side extension would project froward of the main front elevation by around 1.0 metre and a new barn style half hip roof would be formed.

The existing building has a two storey bay fronted projection and the garage appears subservient and integrated in its appearance. The proposed extension would create a new bay fronted extension of a size that is greater than the existing and that would compete with the and dominate the existing. The proposed extensions would not appear as subservient to the existing dwelling. Overall, the enlarged building would almost completely infill its plot at two storeys and appear overdominant in the street scene and out of character with its neighbours.

The proposal would add considerable bulk, increase the massing of the building to the detriment of the street scene.

The Loddon Area Local Plan Policy LBE1, requires new development to be of a high standard of design which is appropriate to the character of the area. Policy LBE2 of the Loddon Area Local Plan, states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, material, colour or texture will not normally be permitted. These aims are reflect in Policy WBE1 of the Wokingham District Local Plan. The WDLP Policy WBE2 sets out the Council's aims to improve the local context.

An additional storey over the garage would considerably increase the mass over a considerable length, in close proximity to the neighbour no.2 resulting in an overbearing impact on the boundary and with an overshadowing of their habitable accommodation. The extension would not result in a daylight infringement as such, as the nearest habitable room at no.2 has a secondary source of light. However, the extension would have an overbearing impact.

The proposal is therefore considered to conflict with Local Plan Policy which aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.

No other dwelling would be impacted upon.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

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

Application Number: F/2001/3551

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposal would result in an overbearing impact, sense of enclosure and overshadowing of the neighbouring property (no.2) to the detriment of the amenity of occupants and future occupants of that property. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

30/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 4 High Tree Drive, Earley, , Reading.

APPLICATION NUMBER: F/2001/3551

OFFICER: George Allpress

DATE OF SITE VISIT: 05/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.2 to the south east - no other property impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension
ACCESS/PARKING	Double garage with front parking for our cars.
LEVELS	Level
BOUNDARY TREATMENT	Open plan to front timber fencing to rear
OTHERS	None

George Allpress

ADJOINING PARISH CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3551

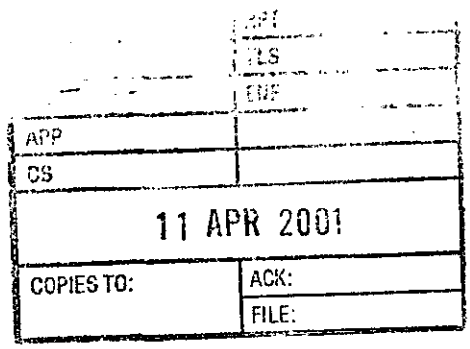
PROPOSAL: Proposed two storey side extension to dwelling

SITE ADDRESS: 4 High Tree Drive, Earley

APPLICANT: Mr & Mrs Dennis

COMMENTS:

Woodley Town Council welcomed the opportunity to see this plan but had no comments to make as they felt it was too far away (the boundary at that point is High Wood which forms a barrier between the property and the main settlement of Woodley).



SIGNED: D A Rowsell DATE: 9/4/01

For Woodley Town Council

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 21 March 2001

Application Number: F/2001/3551

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
4, High Tree Drive, Earley, Reading.

Applicant:
Mr & Mrs Dennis C/O Dvid Shanly Design And Build.

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).

C04A, R04A.
C22 (INSERT: '... turning space for 5 vehicles herein approved ...'), R22.

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

26/03/01

FROM: George Allpress

DELEGATED

DATE: 21 March 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3551

Proposal: Proposed two storey side extension to dwelling..

Site Address: 4, High Tree Drive, Earley, Reading.

Applicant: Mr & Mrs Dennis C/O Dvid Shanly Design And Build.

Your observations are required in respect of this application **by 14/04/2001** .

NO OBJECTION

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 19 APR 2001

File

Read 23/4

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

1792

G.A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3551. relates.

Address of site 4. HIGH TREE DRIVE

EARLEY READING BERKS RG6 1EY

Signed MR I.C.R.C Dennis.

Date 24.3.2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAR 2001
Officer: GA	Application No. F 2001 3551

Map No 46 Site ..0.96....
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: 4 HIGH TREE DRIVE

Parish: EARLEY Ward: Whitegates 21.3.01 TB.

Applicant: MR & MRS DENNIS

Fee Received 95-00 (5) 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	show Parking Plans	21.3.	
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 : 21.3.01 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
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) : Wandle
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:

..... Not pre-app .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notice .....
.....
.....
.....
.....
.....
.....
.....
.....

12.MAR'01 3351

David Shanly Design & Build

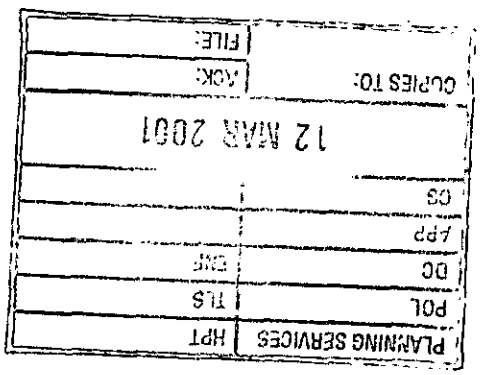
architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel / fax 0118 954 5381
e-mail : dshanly@designbuild.f9.co.uk

Planning Services,
Envirnmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

9 March '01



Dear Sirs,

4 HIGH TREE DRIVE, EARLEY, READING.

Please find enclosed 6 No copies of Drg. Nos. 776/100, /101 & /102 giving details of the proposed scope of works, together with the relevant forms duly completed and signed all as an application for Town & Country Planning approval.

Also enclosed is a cheque to the value of £95.00 being the fee applicable for this application.

Yours faithfully,

David Shanly.
For David Shanly Design & Build.

cc. Mr & Mrs Dennis.

ADDRESS 4 HIGH TREE DRIVE PARISH EARLEY

PLOT No. 26 PH. I ORD. SHEET No. SH. 7472 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18319	TRUSTEES READING CRICKET CLUB	O/L.	21.10.82	CL
22352	CREST HOMES	DET. HOUSE & GARAGE	18.10.84	CL
BR23802	"	"	19.12.84	REF
BR24059	"	"	5.7.85	APP
24970	"	WIDENING OF ROAD/FOOTPATHS	29.1.86	CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 12 MAR 2004 3551

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 DENNIS
	Address and postcode	4 HIGH TREE DRIVE, EARLEY, READING. RG6 1EU.
	Phone number	
2	Agent's Name	DAVID SHANLY DESIGN + BUILD
	Address and postcode	17 ABINGDON DRIVE, CAVERSHAM PARK VILLAGE, READING, RG4 6SE.
	Phone number	0118 954 5381
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 HIGH TREE DRIVE, EARLEY, READING. RG6 1EU.
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR REAR + FIRST FLOOR 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.	WALLS - BRICK + TILE TO MATCH EXISTING ROOF - TILE 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.	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: 4 No.	Proposed: 6 No.
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.		
	£95.00		
	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 + Mrs Dunnit

Date 9 March '01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3551**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

13 March 2001

Scale: 1 : 1250