APPLICATION NO:
F/2002/8094

LOCATION:
69 Redhatch Drive, Earley Reading.

APPLICANT:
Mr S Peters

PROPOSAL:
Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

EARLIEST DATE FOR DECISION: ~~29/12/2002~~

APPLICATION WILL HAVE EXPIRED ON:
~~23/01/2003~~ 10/3/3

CASE OFFICER: **Louise Smith**

Appeal Decision

Site visit made on 30 June 2003

by Jean Russell MA MRTPI

an Inspector appointed by the First Secretary of State

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

6 AUG 2003

Appeal Ref: APP/X0360/A/03/1110721
69 Redhatch Drive, Earley, Reading, Berkshire, RG6 5QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Steven Peters against Wokingham District Council.
- The application ref: F/2002/8094, was dated 27 November 2002.
- The development proposed is a two storey side extension and a rear extension.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. During the course of the application, the appellant submitted a revised site plan, S.Peters/3B. Since the appeal was lodged, the Council determined the planning application and refused to grant planning permission for the following reasons:

   1) The proposed development would restrict light to the two ground floor, bedroom windows in the side elevation of No. 71 Redhatch Drive, detrimental to the amenity of the occupiers. As such it is contrary to Policy LBE2 of the Loddon Area Local Plan and Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

   2) The proposed development, by reason of its scale, mass and siting, would be overbearing and visually intrusive to the adjacent properties, to the detriment of their amenity. As such it is contrary to Policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

   3) The design of the proposed development would be out of character with the surrounding street scene and detrimental to the visual amenity of the area. As such it is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Main Issues

2. I consider that the main issues are the effect of the proposed development on the living conditions of nearby occupiers, with respect to visual impact and the provision of sunlight and daylight, and the effect of the proposed development on the character and appearance of the surrounding residential area.

Planning Policy

3. The development plan includes the Berkshire Structure Plan 1991-2006 (1997) and the Loddon Area Local Plan (1995). Policies EN1 of the Structure Plan and LBE1 of the

Local Plan generally aim to ensure that development will protect and enhance the environment of built up areas. It should be appropriate to the character of the area and should embody a high standard of design, layout and landscaping. Local Plan Policy LBE2 continues that development which is inappropriate in terms of its relationship with adjoining sites and buildings will not normally be permitted.

4. The Wokingham District Local Plan is under review. The Deposit Draft Plan has been scrutinised at public inquiry and subsequently modified, which means it is at an advanced stage in the review process. Policy WBE1 states that new development should achieve high standards of design and layout, make efficient use of land and buildings, and take account of the wider locality. Policy WOS3 continues that development should be appropriate to the character of the area in which it would be located, and integrated into the local context without detriment to the amenities of adjoining land uses and occupiers. I consider that these policies are consistent with the adopted development plan and I shall afford significant weight to the Deposit Draft Plan, incorporating proposed modifications (2003).

Reasons

The Site and Its Surroundings

5. The appeal site includes a well-established, detached bungalow. There is a car port attached to the side of the house, which extends to the boundary with 71 Redhatch Drive and is open at the front. The proposed development would involve demolition of the car port, in order to construct a side extension. The bungalow would be altered to form a two storey chalet-type property and there would also be a rear extension. The site lies within a wholly residential area, and the street includes a mixture of detached and semi-detached houses and bungalows. When I visited the site, it appeared to me that although many single storey side garages have been erected, clear spaces have usually been retained between neighbouring houses, particularly at first floor level. The street has a spacious character. I also observed that whilst many of the bungalows which immediately surround the site have been extended into the loft or back to the rear, most have essentially retained the characteristic hipped roof and single gable façade to the front. In a few cases, a second front gable has been added, but I saw only two nearby bungalows, at 43 and 53 Redhatch Drive, which had been more wholly altered to form a two storey chalet-type bungalow.

Living Conditions

6. The neighbouring property at 71 Redhatch Drive has windows to habitable rooms, albeit recently installed, which face the appeal site. I agree with the appellant that the car port will affect the outlook and provision of daylight to no. 71, however, that does not mean that the proposed extension would only have the same effect. By contrast, although the proposed roof would be at a 25 degree angle and single storey at the eaves, the proposed first floor would extend over the integral garage for most of its width and be in close proximity to the building edge. This would introduce first floor accommodation near to 71 Redhatch Drive, reduce the spacing between the properties and render the appeal bungalow the dominant building. The proposed side elevation would also be a deeper and more solid structure than the car port at ground floor level, and would extend along most of the side to no. 71. In other words, a substantial building mass, comprising long brick or tile elevations, would be erected in front of, close to and rising above the next door facing windows.

7. I therefore consider the outlook of residents at no. 71 would be adversely affected by the proposed development. I also consider that the height, scale and proximity of the side elevation at first floor level would severely reduce the provision of daylight to these windows. I accept that the privacy of adjoining occupiers could be protected by imposing a planning condition in relation to windows in the proposed extension, and that the development would not be orientated so as to create a significant shadow. In my opinion, however, the loss of outlook and daylight would cause unacceptable harm to the living conditions of occupiers at 71 Redhatch Drive.

8. The proposed extension would be about 3.2m away from the side boundary with 67 Redhatch Drive. This house is itself set away from the boundary, and has been extended at the rear. The proposed extension would therefore not project unduly beyond the neighbouring building line and would not be so close as to have an overbearing effect. The pergola at 67 Redhatch Drive is well screened by an existing boundary fence, and I consider that no loss of outlook would be experienced by occupiers using that space. Nonetheless, this is not sufficient to overcome the harm that would be caused to residents of 71 Redhatch Drive. I conclude that the proposed development, by reason of its size and proximity, would cause unacceptable harm to the living conditions of those occupiers and would conflict with relevant policies of the adopted and emerging development plan.

Character and Appearance

9. When I visited the site, it appeared to me that the existing dimensions of the bungalow and the gabled façade render it quite characteristic of the street scene. The proposed side extension, however, would enlarge the house to the extent that it would occupy most of the site, and the wide first floor would substantially increase the bulk and prominence of the building. In my view, such an enlargement would make the building appear over-large and obtrusive compared to nearby properties. By reducing the space that exists between the site and next door, not only would the development detract from the spacious character of the street, but it would also cause the appeal property to be wider even than the other chalet bungalows nearby. In this context, I consider that the proposed façade, although it would not be unique in the area, would serve to highlight the appeal building, exacerbate its obtrusiveness and detract from the gabled frontages nearby. A landscape scheme would not mitigate these impacts, in my view, because it would be unlikely to screen the proposed first floor. I appreciate that the proposed development would enable fuller use to be made of the appeal site, provide a modernised family home and improve access arrangements. It is my opinion that, however, that these points are not sufficient to render the proposed development acceptable. In my view, the proposed development would be over-large, obtrusive and out-of-keeping in the street scene. It would cause unacceptable harm to the character and appearance of the surrounding residential area and conflict with relevant policies from the adopted and emerging development plan.

Other Matters

10. The appellant has objected to various aspects of the handling of the planning application by the Council. These are procedural matters, however, which lie outside of my remit.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

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.

Russell

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr S Peters
69 Redhatch Drive
Earley
Reading
Berks RG6 5QN

Application Number: F/2002/8094

Parish: **EARLEY**

Location: **69, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.**

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, the reasons for which are specified hereunder.

Reason
1. The proposed development would restrict light to the two ground floor bedroom windows in the side elevation of No. 71 Redhatch Drive, detrimental to the amenity of the occupiers. As such it is contrary to policy LBE2 of the Loddon Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Reason
2. The proposed development by reason of its scale, mass and siting would be overbearing and visually intrusive to the adjacent properties, to the detriment of their amenity. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Reason
3. The design of the proposed development would be out of character with the surrounding street scene and detrimental to the visual amenity of the area. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WBE1 and WOS2 of the Wokingham District Local Plan (as proposed to be modified).

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, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

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.

Trevor,

Please can you call Mr Peters re: 69 Redhatch Drive (F/2002/8094)

~~(I believe I have passed the application to Basia to sign off)~~

- I have recommended refusal. on 3 reasons it is awaiting seans agreement -

Mr Peters is very angry as he feels all the issues were addressed at Pre-app stage.

Furthermore, we recieved 1:200 corrected plans which Ian advised me to restart the timer on. Mr Peters is not happy about this issue either

- Please discuss with me if you need any information

Thanks Louise

Mr Peters - 01189 626148
07814791515

1002

VISITOR INFORMATION

Please complete and give to Environmental Services Reception twenty four hours in advance whenever possible.

Date of Visit:

Time of Appointment:

Name of Visitor:

Name of Company/Organisation

Appointment with:

Name of person to be contacted on arrival:

Extension No.

- **Please ring and inform and someone will collect.**
- **Please direct to**

- **complete as appropriate**

Additional information (if necessary) e.g. disabled

Phoned + Spoke to Mr Peters 6/2. tried to explain our concerns and process. Applicant still unhappy and will appeal.

RB 6.2.03

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 30th September 2003
My ref: DSH/BP/F/2002/8094 – Post App

Mr S Peters
28 Palmerstone Road
Earley
Reading
Berkshire
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Peters,

RE: PROPOSED ALTERATIONS AT 69 REDHATCH DRIVE, EARLEY – POST APPLICATION ADVICE FOR F/2002/8094.

The advice within this letter follows on from our meeting on 10th September 2003.

I would advise that we would consider an increase in the ridge height of the existing dwelling by up to 500mm would be considered acceptable in terms of daylight issues with the neighbouring properties and the street scene.

The Council's supplementary planning guidelines B2 recommends that a rear extension should not project more than 3 metres from the main rear wall. In this instance, as the neighbouring properties have extended to the rear of their dwellings, the Council would accept a 4 metre projection to No.69.

Should you wish to extend to the front of the dwelling we would recommend that the main roof remains hipped to the front. The principle of a single storey front extension with a gable end to match the existing gable ended element to the front would be considered acceptable. We would advise to retain the clear space at first floor level between the dwelling and No.71 in order to retain the spacious character of the street scene.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice against any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

BP

Mrs B Polnik
Senior Planning Officer

File: 8094 - 69
Redhatch Drive,
Earley

Adj properties bungalows
No 71 bedroom windows in side elevation + lounge (although lounge appears secondary)

SPG 3m extn in this instance could accept 4m due to both neighbours have s/s extns

Appeal decision
Inspector
clear spaces between dwellings even though garages have been constructed. Street has spacious character
bungalows - hipped roof retained.

- loss of light to side elevation of no 71. outlook
- no adverse impact on 67.

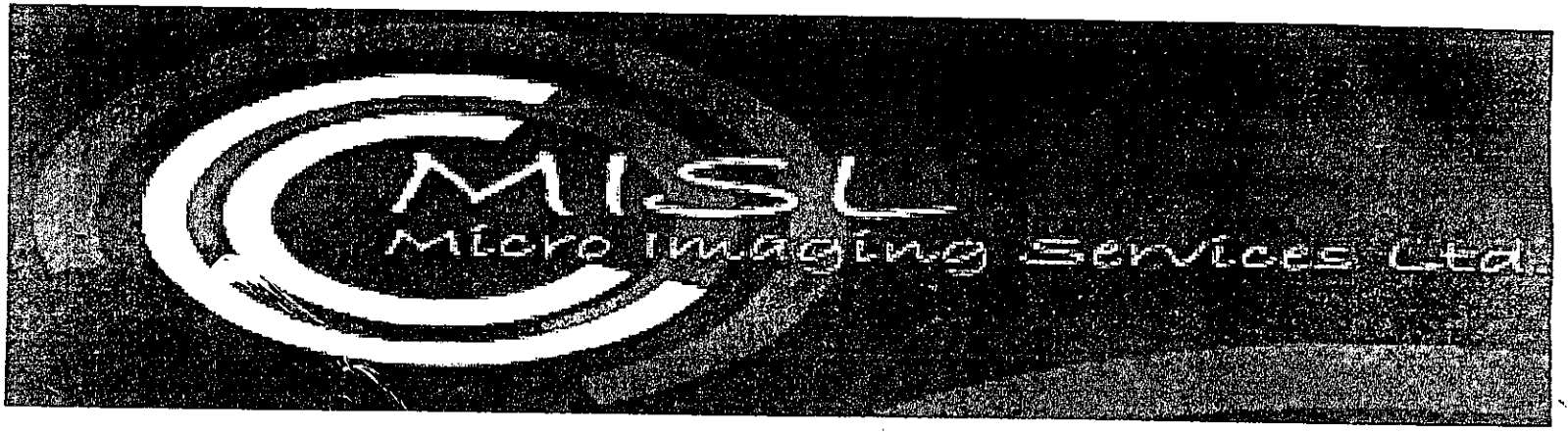
proposed would result in bungalow

Streetscene - wider than others.
obtrusive

110
94
108

check if scope to vic. roof by 400-500mm - daylighting on adj. taken into a/c. height of existing car port - OK.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

69 Redhatch Drive, Earley



WORK SHEET FOR : Louise Smith

Application Number : F/2002/8094

Applicant : Mr S Peters .

Location : 69, Redhatch Drive, Earley, Reading.
Proposal : Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

Site Notice Displayed ? :	YES	NO	DATE
	/		

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/02

Date Registered : 28/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 23/01/2003. 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 :
71 - design, loss of light, overlooking - objection
PC - no objection

Planning Issues :
Id. Sett.
STW. SC
highways
neighbours.

Application Number: F/2002/8094 - 69 Redhatch Drive
Appraisal

Development
The site is a detached bungalow, situated within the identified settlement boundary of Earley. The application being considered proposes two storey side and rear extensions and single storey front extension.

1) Impact upon Neighbouring Properties
The proposed single storey front extension would project a distance of 2m and given its design is not considered to exert significant adverse impacts on neighbouring properties.

There are small land level differences in the street scene, as such No. 67 (bungalow to the west of application site) is set on c. 0.1m higher land than No. 69, and No. 69 is set on c.0.1m higher land than No. 71 (bungalow to the east of application site).

No. 71 has secondary lounge window in the side elevation and two windows to a bedroom which act as the only light sources into this habitable room. The proposed extension at No. 69 would significantly breach light angles on the vertical axis, with regard to this neighbour's bedroom windows. The existing outline of No. 69 breaches light angles, however, the proposed extension would exaggerate the situation significantly, adding a considerable amount of building mass in direct obstruction of the windows, which would create a poor outlook. The two storey rear extension would not project as far as the rear extension of this neighbouring dwelling. Large outbuildings at No. 69 lie along this side boundary with No. 71 at present.

No. 67 has no habitable windows in the side elevation facing No. 69. The proposed rear extension at No. 69 would project a distance of c.4.1m to the rear of this neighbour, set a distance of 3.2m from the side of No. 67. This neighbour has pergola area along the party boundary. Given the design and siting of the extension relative to this neighbour the proposal is considered an un-neighbourly form of development, which would be overbearing and visually intrusive when viewed from No. 67. Householder SPG recommends min. 2.5m distance between properties and no more than a 3m projection. No. 71 was previously extended and projects a significant distance to the rear of No. 69, however the bulky outbuildings, which align the side boundary of No. 69, reduce the impact of the extended property behind.

No. 67 has kitchen window to the rear elevation nearest the party boundary, therefore as this is a non habitable room no significant loss of light effects are considered.

The proposed velux windows in the side elevations could be conditioned at a minimum sill height and the bathroom windows in the side elevations could be conditioned top opening only and obscure glazed.

2) Impact upon the Character of the Area

The street scene is characterised by two storey detached and semi-detached dwellings and bungalows. The application dwelling is set amidst a collection of identically designed bungalows. Many of these bungalows have been extended to the rear yet the majority of the original facades have been maintained. Some properties have extended the ridge height slightly to facilitate loft accommodation or added an additional single storey front gable, however this has not compromised the overall character of the bungalow.

The proposed dwelling at No. 69, with new façade, would be out of character with the neighbouring dwellings and wider street scene. The design, width and roof pitches would detract from the character of the street scene and the balance that is achieved by the bungalows along Redhatch Drive. It is noted that there is another predominant style of bungalow in the street scene, yet this includes a gable façade and is again of different character to that being proposed at No. 69.

3) Highways and Parking

There would be sufficient on site parking within the garage and extended driveway. The increase in hardstanding to the front of the dwelling would not be detrimental to the character of the street scene, as many neighbouring dwellings have similar driveway widths as existing.

Refused

4/2.

Application Number F/2002/8094
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed ~~extension~~ development would restrict light to the two ground floor bedroom windows in the side elevation of No 71 Redhatch Drive ~~to the~~ detrimental to the amenity of the occupiers. As such it is contrary policy LBE2 of the LALP and policy WOS3 of the WDLP (as proposed to be modified)
2			The proposed development by reason of its scale, mass and siting ~~was~~ would be ~~detrimental~~ overbearing and visually intrusive to the adjacent properties, to the detriment of their amenity. As such it is contrary to policy EN1 of the BSP, policy LBE2 of the LALP and policy WOS3 of the WDLP. (as proposed to be modified)
3			The proposed design of the development would be out of character with the surrounding street scene and detrimental to the visual amenity of the area. As such it is contrary to policy EN1 of BSP, policies LBE1 + LBE2 of LALP and policies WBE1 + WOS2 of the WLDP (as proposed to be modified)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT5 LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp J.S. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 6/2/03

Height increase.

RECORD OF SITE VISIT

SITE ADDRESS: 69 Redhatch Drive Earley Reading. APPLICATION NUMBER: F/2002/8094	OFFICER: Louise Smith DATE OF SITE VISIT: 11/12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y post front gdn.

2. DESCRIPTION OF SURROUNDINGS
Res Rd - mix of 2/s dwellings + bungalows.
Some semis in street scene.
Houses set back from road.

3. DESCRIPTION OF SITE/BUILDING
small bungalow of similar design to others along this side of the road.
car port + gge to side
o/B all along the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
see map annotations

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2/3

LEVELS even w/ neights to right set down from other side 0.1m

BOUNDARY TREATMENT

OTHERS No 69 has car port along side of house + long out buildings.

1.8m cb fencing to left centers to right at end line of neights's ext.

No 67 has pergola area along side boundary beyond rear of house

Date: 20 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8094

Location: 69, Redhatch Drive, Earley, Reading.

Proposal: Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

Applicant: Mr S Peters.

Case Officer: Louise Smith

The new plans show the following: Corrected site plan, 1:200.

Comments are required by 03/02/2003.

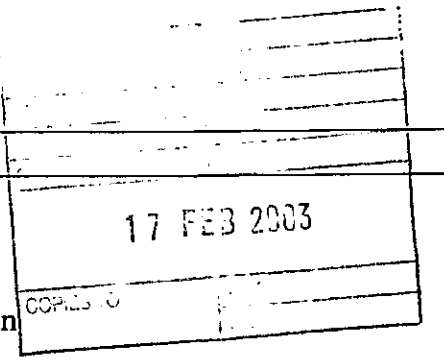
Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Alice

DELEGATED

FROM: Louise Smith

DATE: 13 February 2003



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8009~~09~~94

Proposal: New plans showing corrected site plan

Site Address: 69 Redhatch Drive

Applicant:

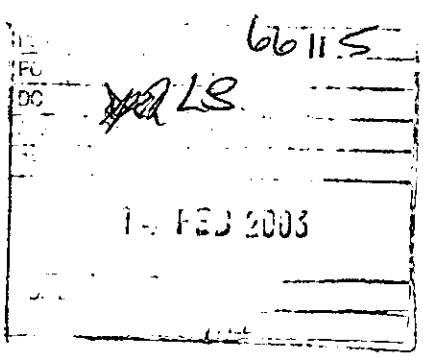
Your observations are required in respect of this application **by 06/02.04**

Councillors remained of the view that they could not see any strong reasons on which this application should be refused but the Planning Officer is requested to take into account the concerns of the adjoining neighbour.

SIGNED: _____ DATE: 13 FEB 2003

Clerk to Earley Parish/Town Council.

R



69 Redhatch Drive
Earley
Reading
Berkshire
RG6 5QN
12th February 2003.

Planning Appeal: Wokingham Unitary – Ref: F/2002/8094.

I have been away the weekend from my premises and on my return to the property I note that number 71 is adding additional window/door openings at ground floor to the elevation that I was restricted / placed condition at pre planning stage. There appears to be no enforcement to cover this. However I do find it bewildering that they will assume rights for a window/door that has just arrived with no curtsey to myself of notification.

My restriction from Wokingham Unitary Authority was for a window on the same elevation at first floor level looking onto a roof. Is this reasonable?

Yours faithfully,

Steven Peters.
BSc (Hons) QS MRICS,FCIOB,MCIM,FNEA.

FROM: Louise Smith

DATE: 05 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8094

Proposal: Proposed 2 storey side and rear extensions to dwelling plus single storey front extension..

Site Address: 69, Redhatch Drive, Earley, Reading.

Applicant: Mr S Peters .

PLANNING SERVICES RECEIVED 13 DEC 2002

Your observations are required in respect of this application **by 29/12/2002** .

NO OBJECTION

SIGNED: _____ DATE: 13 DEC 2002

Clerk To Earley Parish/Town Council.

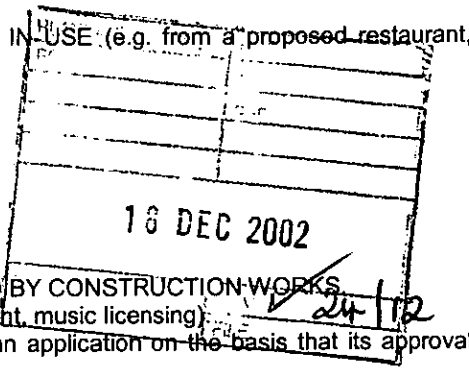
PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8094. (Case Officer:Louise Smith)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

- DESIGN, APPEARANCE AND LAYOUT.
- HIGHWAY SAFETY.
- RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
- LOSS OF LIGHT.
- OVERSHADOWING/OVERLOOKING (loss of privacy).
- NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8094

YOUR NAME: Mr & Mrs B. Thomas

YOUR ADDRESS: (if these details are incorrect please amend)
71 REDHATCH DRIVE
EARLEY
READING
RG6 5QN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

Please see attached sheets.

Continue over the page if more room required

Comments on Application : F/2002/8094

Design, Appearance & Layout

We feel that the proposed design of the property means changing the appearance from a bungalow, similar in scale and layout (re the frontage) to our property, to a house.
By moving the apex of the roof closer to our boundary and dramatically increasing the volume of roof space (and appearance of roof re the hanging wall tiles), together with the increase in physical size of the property which will be biased toward ours, we feel we will suffer a severe loss of light (see comments under heading Loss of Light).
We feel the design will set a new planning precedent in the street ; our property is currently the last in a row of bungalows with low and similar rooflines, with a chalet bungalow with a higher pitched roof on our east elevation. If the design for 69, Redhatch Drive is approved we will become in effect a bungalow between two houses due to the size, pitch and volume of their roofs. This has not occurred anywhere else in Redhatch Drive. The design is radically different to any existing property, especially bungalows, in the immediate vicinity and also the remainder of the (long) street.

Loss of Light

According to the site plan the proposal is to extend beyond the line of the existing (wooden) porch, which itself extends to a few feet forward of the bungalow building line. It will also be built right up to the boundary between our two properties (as per a conversation we had with Mr S. Peters). This will have an immediate dramatic impact on 2 bedrooms in our property, both of which have only 1 source each of natural light (which is already low). The first bedroom to be effected is at the front of our property, and so will be compromised by the building of a solid brick wall which will be some 6-7 feet nearer and potentially 8 feet further forward than existing. The second bedroom is situated behind the first and currently looks out onto the boundary between our properties (currently consisting of a 3-4 feet path on our side and a driveway and carport on 69, Redhatch). This room especially will be severely compromised by the proposal to build up to the boundary and forward of the existing building line, as a 'tunnel' effect will be created. The erection of a second storey, and the addition to roof height and volume that that entails, will be a further loss of light to that room in particular, and will also have a detrimental effect on a high-level window in our lounge which is situated behind that bedroom.

Overshadowing/Overlooking

We feel we that the proposal will cause us to be overshadowed as detailed above in "Loss of Light". We also feel that due to the addition of windows at the front of the property on the first floor there will be an amount of overlooking, not just for ours but for other surrounding properties in the immediate vicinity. The proposed two long-length upstairs windows in the rear of the property will overlook our patio area and garden, which is currently not overlooked at all from the westerly elevation. The fact that our rear garden was so 'private' was one of our primary considerations when we purchased our property.

NOTE

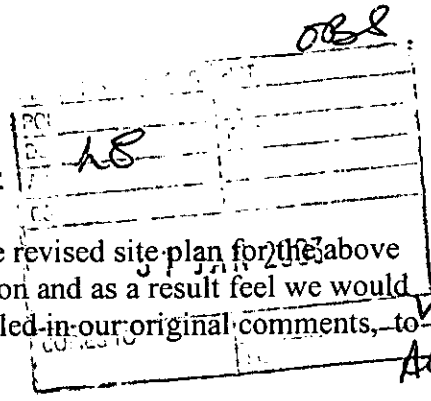
When we contacted the planning department in late 1999 re our own application to extend we were advised, without even having enquired as to the possibility, not to put in a proposal to build forward of the current (permanent brick-built) building line as it would be automatically refused. We had never intended to build forward, and so did not feel inconvenienced at all by this advice. We cannot stress strongly enough that we feel it would dramatically alter the appearance of the road were such permission to now be granted, to any house in the street.

P. J. Thomas

B Thomas

Mr & Mrs B. Thomas

71 Redhatch Drive, Earley



Comments on Revised Application : F/2002/8094

Further to your letter dated 20th January 2003, concerning the revised site plan for the above application, please note we have viewed the (minimal) revision and as a result feel we would like to reiterate in the strongest terms our objections, as detailed in our original comments, to the proposed application.

4/2/03 Already verbal

As I mentioned in those comments Mr Peters has advised us that he intends to build right up to the boundary between our two properties, a fact that we feel is not highlighted on his application. He advised us that he would be seeking our permission for access to our property in order to erect scaffolding and to enable the building of the brickwork to be carried out. I understand that he should have served us with an Encroachment Notice for this purpose which he has failed to do. We will be denying permission if and when notice is served upon us.

One of our primary objections to this application is the loss of light we feel we will suffer as a direct consequence of the proposal to build not only significantly forward of the existing building line but also the intention to rebuild the property, taking it from a bungalow to a house, with the raised roofline and span that that will entail. These concerns remain a considerable worry for us, as we feel that our property will suffer a significant loss of light as a direct consequence of the proposed property being built. All other concerns voiced in our original comments are as valid now as at the time we noted them to yourselves.

Another issue we have considered since lodging our initial comments is that the plans contain details of a proposed utility room which will be situated opposite a bedroom in our property. Our concern is that should Mr Peters wish to install gas central heating then the exhaust flue will most probably be situated to vent out of the utility room, directly in front of the bedroom window. This bedroom will be occupied by a newborn baby as from April 2003.

Once again, we would like to reiterate in the strongest terms that we consider this application to be prejudicial to our property. If the application is approved in it's current form then we believe it will be setting a precedent for site overdevelopment in the area. We would also stipulate again that we believe the application lodged with yourselves does not accurately detail the proposal as voiced to us by Mr Peters. We would welcome the opportunity to speak to any member of the Planning Department regarding this issue should you consider it necessary.

A.J. Thomas (Mrs)

B. Thomas (Mr)

71 Redwatch Drive

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/8094	**Map No :** 58
Case Officer : LS	**Site Area :** 0·06
Valid Date : 28·11·02	**Received Date: 28/11/2002**

Level : Delegated Application

Description : Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

Location : 69, Redhatch Drive, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr S Peters .

Fee Required: £110 Fee Received: £110 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	[redacted]		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Ancient Woodland

Forestry Commission, Pinton

Passmores English Nature

Woodland Trust

.....

.....

NEIGHBOURS

S/N ... see map

.....

.....

pre-apps attached

Organisation_Name	Building_Name	address1	Postcode
		67REDHATCH DRIVEREADING	RG6 5QN
		69REDHATCH DRIVEREADING	RG6 5QN
		71REDHATCH DRIVEREADING	RG6 5QN
		68REDHATCH DRIVEREADING	RG6 5QR
		70REDHATCH DRIVEREADING	RG6 5QR
		72REDHATCH DRIVEREADING	RG6 5QR
		74REDHATCH DRIVEREADING	RG6 5QR
		86REEDS AVENUEREADING	RG6 5SR
		88REEDS AVENUEREADING	RG6 5SR
		90REEDS AVENUEREADING	RG6 5SR

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

Tel: (0118) 974 6463

Date: 05 December 2002

My ref: F/2002/8094

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8094
69, Redhatch Drive, Earley, Reading.
Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8094**
69, Redhatch Drive, Earley, Reading.
Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: (0118) 974 6463

Date: 05 December 2002

My ref: F/2002/8094

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Development Control Manager

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Signed: _____ Date: _____

Councillor F Rolls

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

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Tel: (0118) 974 6463

Date: 05 December 2002

My ref: F/2002/8094

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8094
69, Redhatch Drive, Earley, Reading.
Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

Received by Wokingham District Council

Application No: F/2002/8094

PROPOSAL:
Proposed 2 storey side and rear extensions to dwelling plus single storey front extension.

LOCATION:
69, Redhatch 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8094 to enable the library staff to locate the correct information.
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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
05 December 2002

Environmental Services

For office use only.
Application number: 28..JN.7002 8094

Householder planning application form

28 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 Address and postcode Phone number	STEVEN PETERS 69 Redhatch Drive Earley Reading Berkshire RG6 5QN 0118 9626148
2	Agent's Name Address and postcode Phone number	
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.	69 Redhatch Drive Earley Reading Berkshire RG6 5QN
4	Give brief details of the proposal for example, two storey side extension. About the application	Two Storey Side and 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.	Brick / blender 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: 2	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: [signature]

on behalf of S. Peters.

Date 27/11/07

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