APPLICATION NO:
F/2001/5273

LOCATION:
35 Bowyer Crescent, Wokingham.

APPLICANT:
Mr Richard Kirkpatrick

PROPOSAL:
Proposed single storey front and rear extensions to dwelling and first floor side extension.

EARLIEST DATE FOR DECISION: ~~15~~20/12/2001

APPLICATION WILL HAVE EXPIRED ON:
15/01/2002

CASE OFFICER: **Heidi Lynch**

REFUSED

J84

D2

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Richard Kirkpatrick
35, Bowyer Crescent
Wokingham
Berkshire
RG40 1TF

Application Number: F/2001/5273

Parish: **WOKINGHAM**

Location: **35, Bowyer Crescent, Wokingham.**

Proposal: **Proposed single storey front and rear extensions to dwelling and first floor side 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 reason for which is specified hereunder.

Reason

1. The proposed first floor extension due to its massing and design will form an incongruous feature out of character with the street scene and will have a detrimental effect on the character and visual amenity of the surrounding area. The proposal is therefore contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policy EN1 of the Berkshire Structure Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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.
South East Area Local Plan Policies SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WT6, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5273

Applicant : Mr Richard Kirkpatrick .

Location : 35, Bowyer Crescent, , Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling and first floor side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 20/11/2001

Earliest Date for Decision : 15/12/2001

Latest Consultation Date/Site Notice Expiry Date : 15/12/2001

This application will have expired on: 15/01/2002. 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 - appoval with conditions C049 & C122

Planning Issues :

Identified settlement } SBE1, SBE2, ENI
affect on street } WBE1, WOS3
affect on neighbours }

Parking – WT6, STS

South East Area Local Plan

Application Number F/2001/5273
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1			The proposed first floor extension due to its massing and design will form an incongruous feature out of character with the street scene and will have a detrimental effect on the character and visual amenity of the surrounding area. The proposal is therefore contrary to policies SBE 1 & 2 of the South-East Area Local Plan, policy EN1 of the Berkshire Structure Plan and policies WBE1 & WOS3 of the Wokingham District Plan (Deposit Draft).

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 SBE2 STS
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	NS16 WBE1 WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD. ML Thom
(Development Control Manager)

Date: 14. 1. 02

check surrounding houses in street - out of character?

RECORD OF SITE VISIT

SITE ADDRESS: 35 Bowyer Crescent Wokingham.

APPLICATION NUMBER: F/2001/5273

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Semi-detached on one side of street & detached houses on the side.

3. DESCRIPTION OF SITE/BUILDING
2 stry detached house with single stry detached garage to side. Kitchen rear extension to rear of house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no 37 - has single storey rear extension only one small side window in it on side elevation wall. already light blocks this from single stry rear ext on n° 35. rear flank wall same as rear flank wall on n° 35.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Garage & room for one park on drive in front of garage.

LEVELS level

BOUNDARY TREATMENT

OTHERS Other properties on same side of street do not have full frontal width porch extensions so will look out of place possibly.
Gable roof at end may also look out of place along street as no other gables face forward except on other side of street further down.

check plans on n° 37 rear extension for depth & window.

Application Number: F/2001/5273

Appraisal:

The proposed development is a single storey front and rear extension to a detached house and a first floor side extension. The property is located in a residential street within an identified settlement. The surrounding houses are also detached and many have garages. The house is two-storeyed and has a gable-end roof. It also has a single storey garage attached to the side.

The first floor extension will be built above the existing single storey garage and kitchen. It will be to the same depth as the existing garage side flank wall and will be level with the original rear flank wall of the house and the new proposed front flank wall. It will be used for a bedroom and ensuite.

The single storey rear extension will be used to extend the existing kitchen. It will be 4.1m in width and 1.1m in depth from the existing kitchen rear extension. It will have a sloped roof to a maximum height of 3.7m.

The proposed single storey front extension will bring the entire front of the house forward so it is level with the front of the garage (at the current time this protrudes forward of the front flank wall of the house by 1.0m). This will create a covered porch-like structure at the front of the house. There will be a sloped roof with a maximum height of 3.1m with a small, pitched section over the front doorway.

1. Impact upon neighbouring properties

The proposed first floor extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking compared to what already exists on-site. The single storey rear extension also has no windows in the side elevations. The proposed extensions will therefore not impact on surrounding properties in terms of privacy.

The first floor extension is flush with the rear flank wall of the house, which means it will have no effect (daylighting) on the adjoining property no.37 as this house is in line with no.35. The first floor extension is of a largish size although it is not considered to look over-bearing to the surrounding property owners.

The single storey front extension will have no effect on surrounding property owners as it is of a small size. The single storey rear extension will increase the existing extension to the rear of the garage, to 2.1m beyond the rear flank wall of the house. This is considered to be a small size and the adjoining property no.37 also has a single storey rear extension in place.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The rear extension will not be seen from the street and will therefore have no impact on it.

The proposed first floor extension will not be subservient to the existing house as it is to the same roof height and pitch and is set further forward than the original front flank wall of the house (by 1.0m). It is therefore considered to be of a large size in the street scene (especially

as the majority of houses have a similar design). As a result, the first floor extension will fill in space that is characteristic of the street scene. It will only be just under 1.0m from the neighbouring property (no.37), and is thought to create a terracing effect. If the first floor was set back from the front flank wall of the house, it may reduce the terracing effect and the extension may appear subservient to the main house.

Surrounding properties mostly have front porch extensions and one property has a full width front extension. The proposed full width front extension is of a small size and is therefore not considered to look hugely out of character with the rest of the houses in the street.

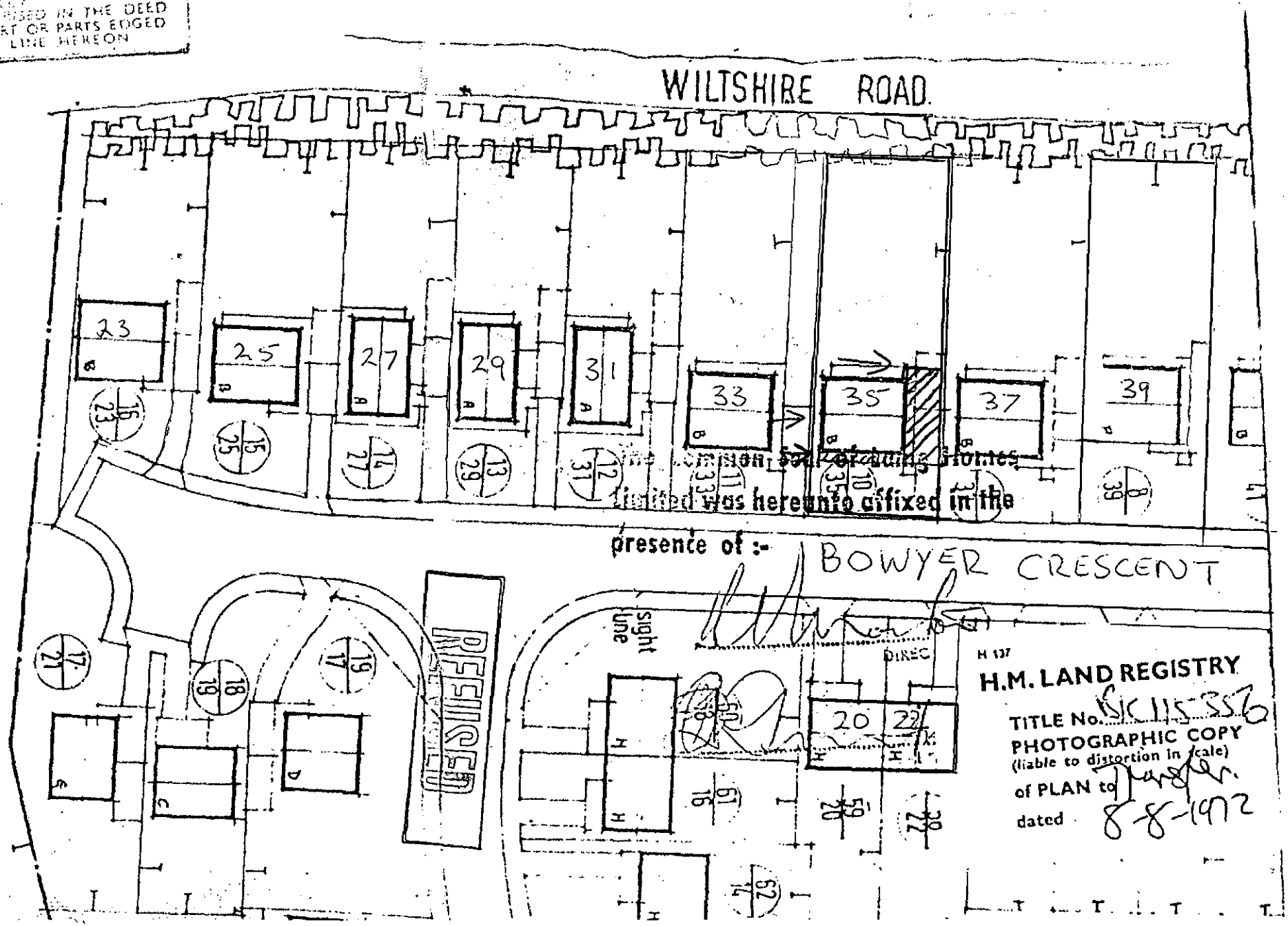
3. Impact upon highway safety

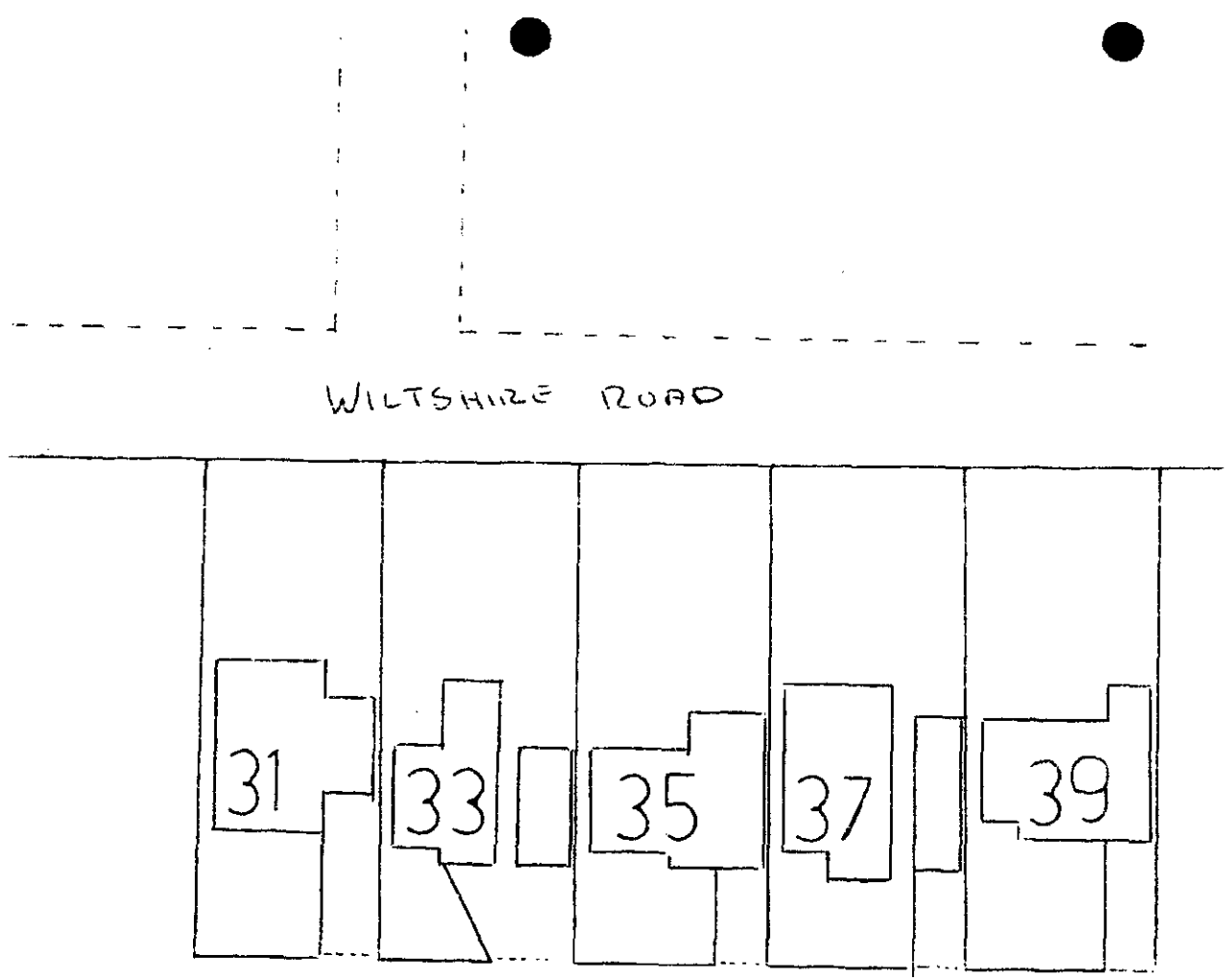
The number of bedrooms is not increasing so no further car park spaces are required on-site. The garage is being retained and it is proposed to widen the driveway to allow room for two parking spaces. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: **Refusal: ✓**

20.NOV.2001 * 5273

KEY
D COMPRISED IN THE DEED
OF PART OR PARTS EDGED
THICK LINE HEREON





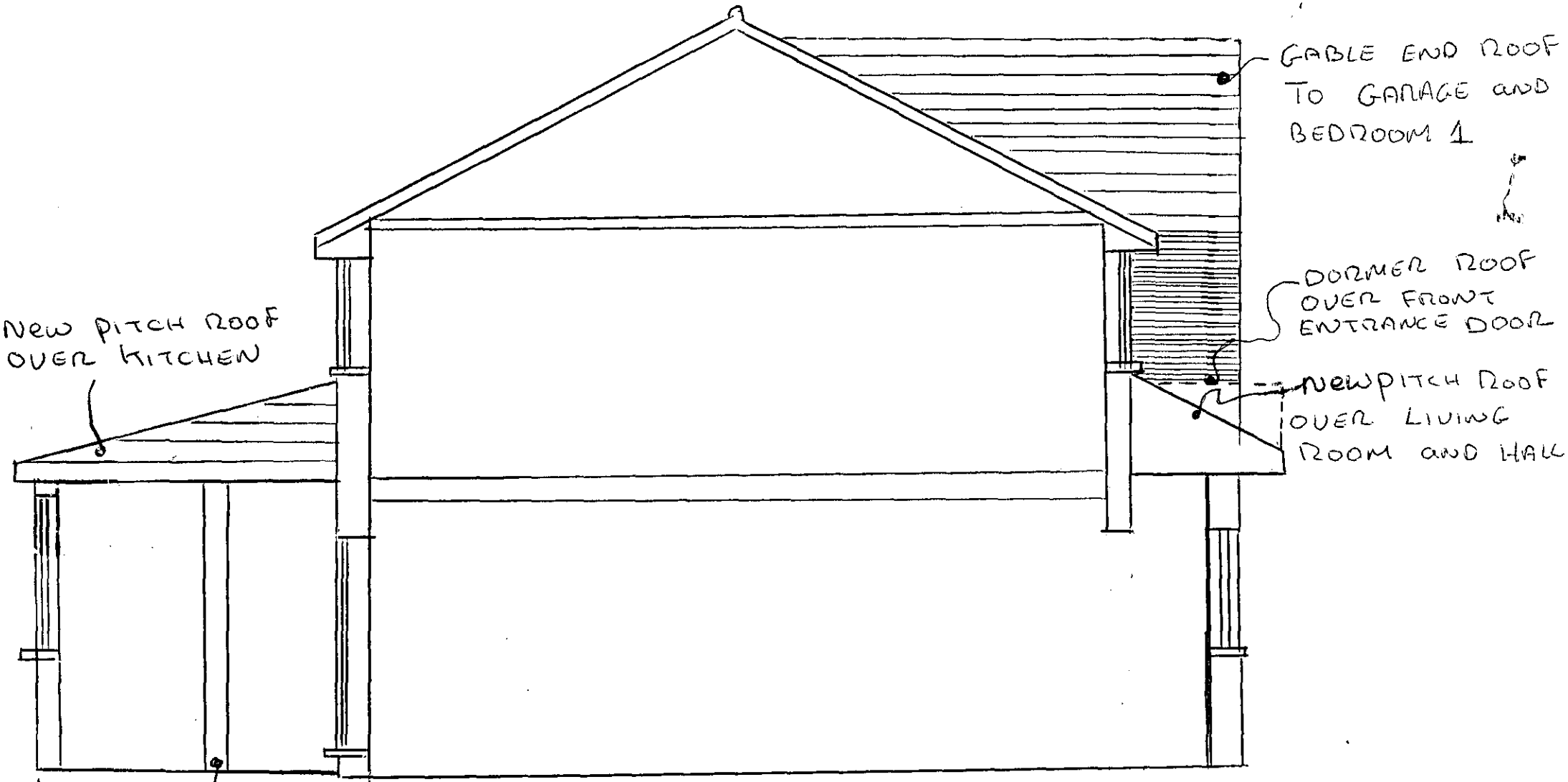
EXISTING SITE PLAN

FOR 35 DOWYER CRESCENT

1—500

REFUSED

20.NOV.2001* 5273



SIDE ELEVATION
VIEW FROM 33 BOWYER CRES

Scale 1 - 50

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5273
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5273

Proposal:
Proposed single storey front and rear extensions to dwelling and first floor side extension.

Location:
35, Bowyer Crescent, , 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 and 1.00pm - 4.00pm Sunday. Library 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/2001/5273 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2001. 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 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.

Head Planning and Transportation

22 November 2001

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

Tel: (0118) 974 6442

Date: **22 November 2001**

My ref: F/2001/5273

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2001/5273
35, Bowyer Crescent, , Wokingham.
Proposed single storey front and rear extensions to dwelling and first floor side extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5273**
35, Bowyer Crescent, , Wokingham.
Proposed single storey front and rear extensions to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: (0118) 974 6442

Date: **22 November 2001**

My ref: F/2001/5273

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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Tel: (0118) 974 6442

Date: **22 November 2001**

My ref: F/2001/5273

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5273**
35, Bowyer Crescent, , Wokingham.
Proposed single storey front and rear extensions to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 22 November 2001

Application Number: F/2001/5273

Proposal: Proposed single storey front and rear extensions to dwelling and first floor side extension.

Parish: WOKINGHAM TOWN

Site Address:
35, Bowyer Crescent, , Wokingham.

Applicant:
Mr Richard Kirkpatrick .

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** A 23/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~02 NOV 2001~~ Valid 20 NOV 2001	Map No. 68A Site 0.04
Officer: HL	Application No. F/2001/5273

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING AND FIRST FLOOR SIDE EXTENSION

Location: 35 BOWYER CRESCENT

Parish: WOKINGHAM Ward: NORREYS

Applicant: MR R KIRKPATRICK

Fee (8) Received 95-00 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	~~[illegible]~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking, 3 vehicles.	14/11	20/11
3	Forms unsigned			
4	Correct S 66 certificate	~~[illegible]~~		
5	Elevation plans	Window shown on front elev between front door area & garage —		
6	Floor plans	not shown on floor plan.	14/11	✓ 20/11
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 : 22/11..... 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 : .....
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:

.....

No pre-apps

NEIGHBOURS: S/N + see map

Environmental Services

For office use only.
Application number: 20.NOV.2001 * 5273

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 Address and postcode Phone number	RICHARD KIRKPATRICK 35 BOWYER CRESCENT WOKINGHAM BERKS RG40 1TF 01183758909
2	Agent's Name Address and postcode Phone number	N/A
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT SINGLE EXTENSION BEDROOM OVER EXISTING GARAGE
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.	DARK BROWN TILE BUFF/BROWN BRICK
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	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.

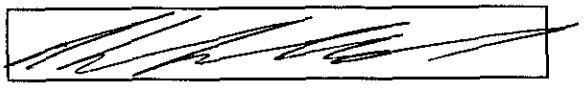
Certificate B

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:  on behalf of

Date 24/10/61

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

35 BOWYER CRESCENT (PLOT 10)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Res Dev	27/5/70c			
B/17/70	8124X	9.9.70	Dwellinghouse	22.10.700	11.11.70		
	BR21940		UTILITY ROOM (MR. SCOTT)		19.12.83 APP		
	PDEnq - S/St ext - Mr D Scott 2/7/01 (N)						