APPLICATION NO:
**F/2002/6372**

LOCATION:
**63 Waterloo Road, Wokingham.**

APPLICANT:
**Mr/Mrs G Fisher**

PROPOSAL:
**Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

EARLIEST DATE FOR DECISION: **17/05/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**07/06/2002**

CASE OFFICER: **Richard Kelly**

WITHDRAWN

320

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

63 Waterloo Rd
Wokingham
Berks
RG40 2JE
6.5.02

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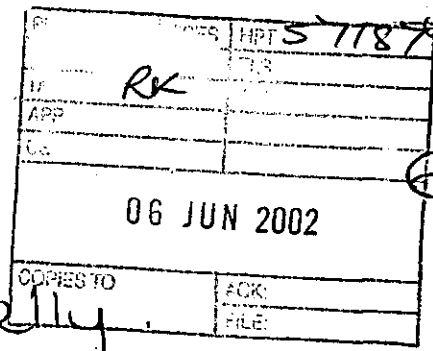

FAO Richard Kelly

Dear mr Kelly

Re Application no F/2002/6372

With reference to the above application & to your telephone conversation with Mark Leedale of Gregory Grey & Associates confirming that the above be withdrawn

I too wish to confirm that the application be withdrawn immediately

Yours sincerely

J.M. Fisher (mrs)

**WORK SHEET FOR :** Richard Kelly

**Application Number :** F/2002/6372

**Applicant :** Mr/Mrs G Fisher .

**Location :** 63, Waterloo Road, , Wokingham.
**Proposal :** Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.

**Site Notice Displayed ? :** YES [ ] NO [ ] DATE [ ]

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 12/04/2002**

**Earliest Date for Decision : 17/05/2002**

**Latest Consultation Date/Site Notice Expiry Date : 17/05/2002**

**This application will have expired on: 07/06/2002. 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: conditional approval
Occupiers of 65 Waterloo Road are interested in having same extension - no they're not. (Not yet anyway).

Rang No.65 after discussing with Basil

Solicitors for 65 Waterloo Road: loss of light and air, overlooking
61 Waterloo Road. Overdevelopment, and looks, overbearing, loss of light.
Cllr Green wants to discuss: message left 29/5/02

**Planning Issues :**

**Application Number: F/2002/6372**

**Appraisal :**

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

**Application Number F/2002/6372**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|

1. This proposal would by virtue of its size and siting have an overbearing impact on both adjoining properties and would result in a loss of daylight and sunlight to the adjoining property of 65 Waterloo Road. It is therefore contrary to policy LD3 of the Berkshire Structure Plan, policy SBE1 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan, (Deposit Draft).

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**Informative for approvals**

**N16**

**LODDON AREA LOCAL PLAN POLICIES:**

**SOUTH-EAST AREA LOCAL PLAN POLICIES:** SBE1

**WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** WBE1 WT6 WT7

**GREEN BELT LOCAL PLAN POLICIES:**

**BERKSHIRE STRUCTURE PLAN POLICIES:** LD3

**MINERALS LOCAL PLAN POLICIES:**

**RECOMMENDATION AND CONDITIONS/REASONS AGREED:** _____
**(Development Control Manager)**

**Date:** _____

Withdrawn.

# RECORD OF SITE VISIT

SITE ADDRESS: 63 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2002/6372

OFFICER: Richard Kelly

DATE OF SITE VISIT: 9/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Victorian houses.

3. DESCRIPTION OF SITE/BUILDING Extended Victorian properties.

4. RELATIONSHIP TO ADJOINING PROPERTIES Driveway between 61 and 63. 63 by way forwards. 67 ~~[illegible]~~ french doors - extended to match except conservatory.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING adequate.

LEVELS flat.

BOUNDARY TREATMENT 1.2m fence to E. 1.2m hedge to W.

OTHERS

0.0 **Application Number: F/2002/6372 – 63 Waterloo Road, Wokingham, Berkshire**

1.0 **Proposal:** This proposal is for a two storey rear extension to a dwelling. The proposal would extend 1.5m beyond the existing ground floor conservatory.

2.0 **History:** The property is a semi-detached Victorian property within the identified settlement of Wokingham. It originally comprised a 'two up two down' style house, with a small two storey rear element containing a scullery and first floor bathroom being added some time prior to 1948. In 1995 permission 43524 was given for a substantial two storey rear extension, demolishing the scullery and bathroom extension and erecting a rear extension of 6.4m depth from the original rear wall at first floor level, continuing for an additional 4.9m at ground floor level as a conservatory.

2.1 Excluding the conservatory, the attached property of 65 Waterloo Road carried out a symmetrical extension some time after 1995.

3.0 **Planning Issues:** This current application raises two issues: impact on adjoining properties and impact on highway safety. Taking each of these in turn:

3.1 Impact on adjoining properties: LD3, WBE1, SBE1 The rear projection of 4.9m beyond the first floor of 65 Waterloo Road is in breach of the Council's daylight standard, which is the Building Research Establishment's *Site Layout planning for daylight and sunlight: a guide to good practice* (1998). The applicant has provided calculations indicating that the British Standard for light is not breached by this proposal. However, the Council's draft Supplementary Planning Guidance for household extensions indicates that the stricter guidelines of the BRE standard are to be used in Wokingham. This is due to the fact that the British Standard uses comparison with the existing situation as one of its main points of reference. This is unacceptable to the Council as it would permit a development applied for in two phases that would have been unacceptable had it been applied for in one go. Such an incremental approach development is contrary to the general policies of planning.

3.2 The applicant has also suggested that owing to the fact that the affected ground floor window at No 65 faces south east, the impact is less. However, it is the Council's view that the fact the window faces south east actually means that it warrants a greater degree of protection. This window is the only ground floor window at No 65 that would receive direct sunlight on a regular basis as the north east facing flank windows will only receive direct sunlight before 9am (GMT) and the north west facing front window will only receive direct sunlight after 3pm (GMT). The existing rear window's orientation is such that it could receive direct sunlight between sunrise and 3pm (GMT).

3.3 In addition to the sunlight issues, the proposal would be overbearing on both adjoining properties, taking light from the principal amenity area of 65 Waterloo Road and projecting approximately 10m beyond the rear wall of 61 Waterloo Road.

3.4 Impact on highway safety (parking provision): WT6, WT7 Objections have been raised on the basis of inadequate parking. The Council's standards suggest that 3 spaces should be provided, whilst two spaces are proposed. Notwithstanding this, the highways department has recommended conditional approval.

4.0 **Conclusion** This proposal would result in an overbearing impact on the adjoining properties and would result in a loss of sunlight to the adjoining property of 65 Waterloo Road. *It is therefore recommended that it be refused.*

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# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**

'Redcliffe', 17 Dinorben Close, Fleet, Hants. GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk


Mrs B Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (2 Pages)**

19th June 2002
Our Ref: CR/02/237

Dear Mrs. Polnik,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

Whilst this application has been withdrawn I must ask you please for a response to my letter of 29th May (copy attached), in so far as it relates to the calculations on which you rely.

Yours sincerely,

Mark Leedale

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Mrs B Polnik,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (1 Page)**

29th May 2002
Our Ref: CR/02/237

Dear Mrs. Polnik,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

I write in respect of the above.

I hope that you are in receipt of my letter of 24th May. I understand that you have directed Mr Kelly to refuse the above application on grounds relating to loss of sunlight/daylight. Before you determine this application, I would ask you to forward your calculations which dispute those which I have provided and which you seem intent on ignoring.

Yours sincerely,

Mark Leedale

**Richard Kelly**

**From:** Richard Kelly
**Sent:** 05 June 2002 17:17
**To:** 'Gregory Gray'
**Cc:** Trevor Watson
**Subject:** 63 Waterloo Road (F/2002/6372)

Dear Mr Leedale

I have spoken to Cllrs Green and Wyatt regarding this site. I did receive a message to call Cllr Green on 29 May 2002, but the latest date a councillor could have listed this application was 22 May 2002. I did return Cllr Green's call on 29 May 2002 but he was not in. This afternoon I have spoken to the Chairman of the planning committee, Cllr Angus Ross, and the Development Control Manager, Trevor Watson. In consultation with them it has been decided that it would be inappropriate to list this application for consideration at committee as the applicant has an alternative means of appeal available. The application will therefore be determined under delegated powers.

*Richard Kelly*
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR
Tel: 0118 974 6296
Fax: 0118 974 6484
richard.kelly@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
**From:** Gregory Gray [SMTP:greg@ggassociates.co.uk]
**Sent:** 05 June 2002 16:41
**To:** *richard.kelly@wokingham.gov.uk*
**Subject:** Waterloo Road

Please see attched << File: 0605 Wokingham (kelly).doc >>

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING SERVICES NO 57175
RK
05 JUN 2002
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R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (1 Page)**

5th June 2002
Our Ref: CR/02/237

Dear Mr. Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

I have spoken with Cllr Green who confirms that he left a message with Philip Taylor on Tuesday 28th May requesting that this application be reported to Committee. This was done because you were not in the office and it appears that the message did not reach you, which is regrettable.

Please would you confirm that the application will be reported to the July 3rd Development Control Committee.

Yours sincerely,

Mark Leedale

**Gregory Gray Associates**
**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
*Telephone*: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

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R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (1 Page)**

29th May 2002
Our Ref: CR/02/237

Dear Mrs. Polnik,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

I write in respect of the above.

I hope that you are in receipt of my letter of 24th May. I understand that you have directed Mr Kelly to refuse the above application on grounds relating to loss of sunlight/daylight. Before you determine this application, I would ask you to forward your calculations which dispute those which I have provided and which you seem intent on ignoring.

Yours sincerely,

Mark Leedale

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk

Date: 28 June 2002

My ref: F/2002/6372

Mr Mark Leedale
Gregory Gray Associates
17 Dinorben Close
FLEET
Hampshire
GU52 7SL

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 Leedale

**RE: PROPOSED TWO STOREY REAR EXTENSION AT 63 WATERLOO ROAD, WOKINGHAM**

I refer to your letters of 24 May 2002 and 29 May 2002 with regard to the above withdrawn application.

As you are aware, the application was likely to be refused. The case officer, Richard Kelly, indicated to the applicant, Mrs Fisher, that the main reason for this was the loss of light that would be caused to the adjoining properties. It is important to note that there were other valid reasons on which to refuse this application. Had a decision notice been issued, it is likely that it would have also included reasons for refusal based on the additional bedroom window to the side overlooking No 61 and on the overbearing impact of the proposal on both adjoining properties. This proposal projects 5m beyond 65 Waterloo Road and 9m beyond 61 Waterloo Road and is proposed to be built on the boundary.

With regard to the Council's approach to light calculations, the standard used is the Building Research Establishment's *Site Layout planning for daylight and sunlight: a guide to good practice* (1998). The British Standard is not used as it uses comparison with the existing situation as one of its main points of reference. This is unacceptable to the Council as it would permit a development applied for in two phases that would have been unacceptable had it been applied for in one go. Such an incremental approach development is contrary to the general policies of planning. You also suggested that owing to the fact that the affected ground floor window at No 65 faces south east, the impact is less. However, it is the Council's view that the fact the window faces south east actually means that it warrants a greater degree of protection. This window is the only ground floor window at No 65 that would receive direct sunlight on a regular basis as the other windows face north east and north west.

I trust this advice is of help to you. However it is given without prejudice to the Council's determination of any application that may be submitted. Should you wish to discuss any matter further please do not hesitate to contact Richard Kelly on the above direct line number.

Yours sincerely,

Mrs B. Polnik
Senior Planner

## WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Richard Kelly

**Application Number:** F/2002/6372

**Proposal:** Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.

**Site Address:** 63 Waterloo Road, Wokingham

**Applicant:** Mr & Mrs G Fisher

Your observations are required in respect of this application **by 31/05/02**

---

**In response to the submission of daylight calculations:**

**Object on the grounds that by its size, mass and bulk the proposed extension would be detrimental to the next door property.**

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**SIGNED:** _____ **DATE:** 11/06/02

**CLERK TO Wokingham Town Council**

Telephone Number: (0118) 9746428

Date: 13 June, 2002

APPLICATION NUMBER: F/2002/6372

The Cog

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Mr & Mrs J Perryman
61 Waterloo Road
WOKINGHAM
RG40 2JE


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) 977 8909


Dear Sir/Madam

**Application No: F/2002/6372**

**Location: 63, Waterloo Road, Wokingham**

**Proposal: Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

Thank you for your recent observations on the above planning application.

The applicant has withdrawn this application prior to the Council making a decision and no further action will be taken on this case.

Should you wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

*Trevor Watson*

Development Control Manager

File Copy

Telephone Number: (0118) 9746428

Date: 13 June, 2002

APPLICATION NUMBER: F/2002/6372

**WOKINGHAM UNITARY**
**Aiming for Excellence**

CHARNLEY & CO
5 BRIDGE STREET
BISHOPS STORTFORD
HERTS
CM23 2JU

YOUR REF: C/WN/MORRISON


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) 977 8909


Dear Sir/Madam

**Application No: F/2002/6372**

**Location: 63, Waterloo Road, Wokingham**

**Proposal: Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

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Should you wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

*Trevor Watson*

Development Control Manager

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (1 Page)**

5th June 2002
Our Ref: CR/02/237

Dear Mr. Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM. F/2002/6372**

I have spoken with Cllr Green who confirms that he left a message with Philip Taylor on Tuesday 28th May requesting that this application be reported to Committee. This was done because you were not in the office and it appears that the message did not reach you, which is regrettable.

Please would you confirm that the application will be reported to the July 3rd Development Control Committee.

Yours sincerely,

Mark Leedale

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk


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R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (3 Pages)**

24th May 2002
Our Ref: CR/02/237

Dear Mr. Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

I understand from Mrs Fisher that your colleague Mrs Polnik is of the view that the BRE standard is superior to the British Standard and should be relied upon. With respect, that is entirely without substance.

I assume that Mrs Polnik has carried out her own calculations to dispute mine and that she has read the BRE publication in full. In this case she will be aware that the publications are to be used together. Indeed, it is set out in terms within the BRE standard, that the 45 degree rule cannot be relied upon on its own. I would also point out that the British Standard was revised to reflect the BRE work culminating in that publication.

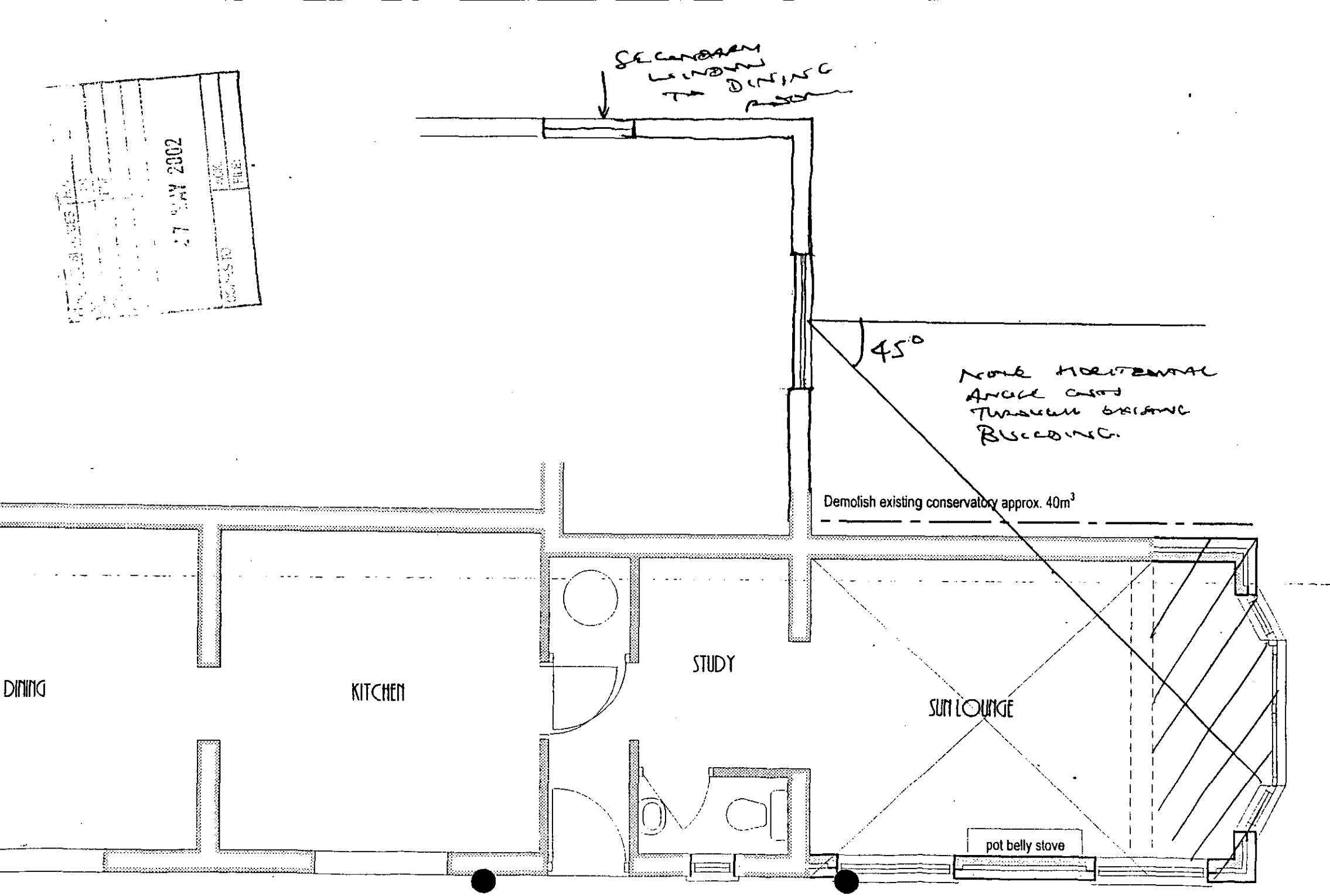
For the record I attach diagrams showing use of the 45 degree rule. This shows that the horizontal position is offended by the existing building and the vertical position is marginal. The weakness of using the 45 degree rule on its own is that it does not take account of orientation. This is critical since a south facing room will receive much more sunlight/daylight than a north facing room. The Council have consistently failed to appreciate this point and I have successfully defended the position at appeal in your District and elsewhere. It is my experience, nationally, that the British Standard is accepted.

My calculations indicate that there will be a loss of sunlight/daylight to the dining room of no. 65. However, when a sophisticated calculation is used (the British Standard) it is clear that the loss of sunlight/daylight is well within acceptable boundaries. Neither this or the 45 degree test have taken account of available light from the secondary window to the room.

If your colleagues determine to refuse this application – having requested information which substantiates the case - then I trust they will be producing substantive evidence at appeal in order to defend the position. I also have regard to Circular 8/93 (costs) in those proceedings if they do not produce definitive evidence on this matter.

Yours sincerely,

Mark Leedale


SECONDARY WINDOW TO DINING
45°
NONE HORIZONTAL ANGLE CAST THROUGH GLAZING BUILDING.
Demolish existing conservatory approx. 40m³
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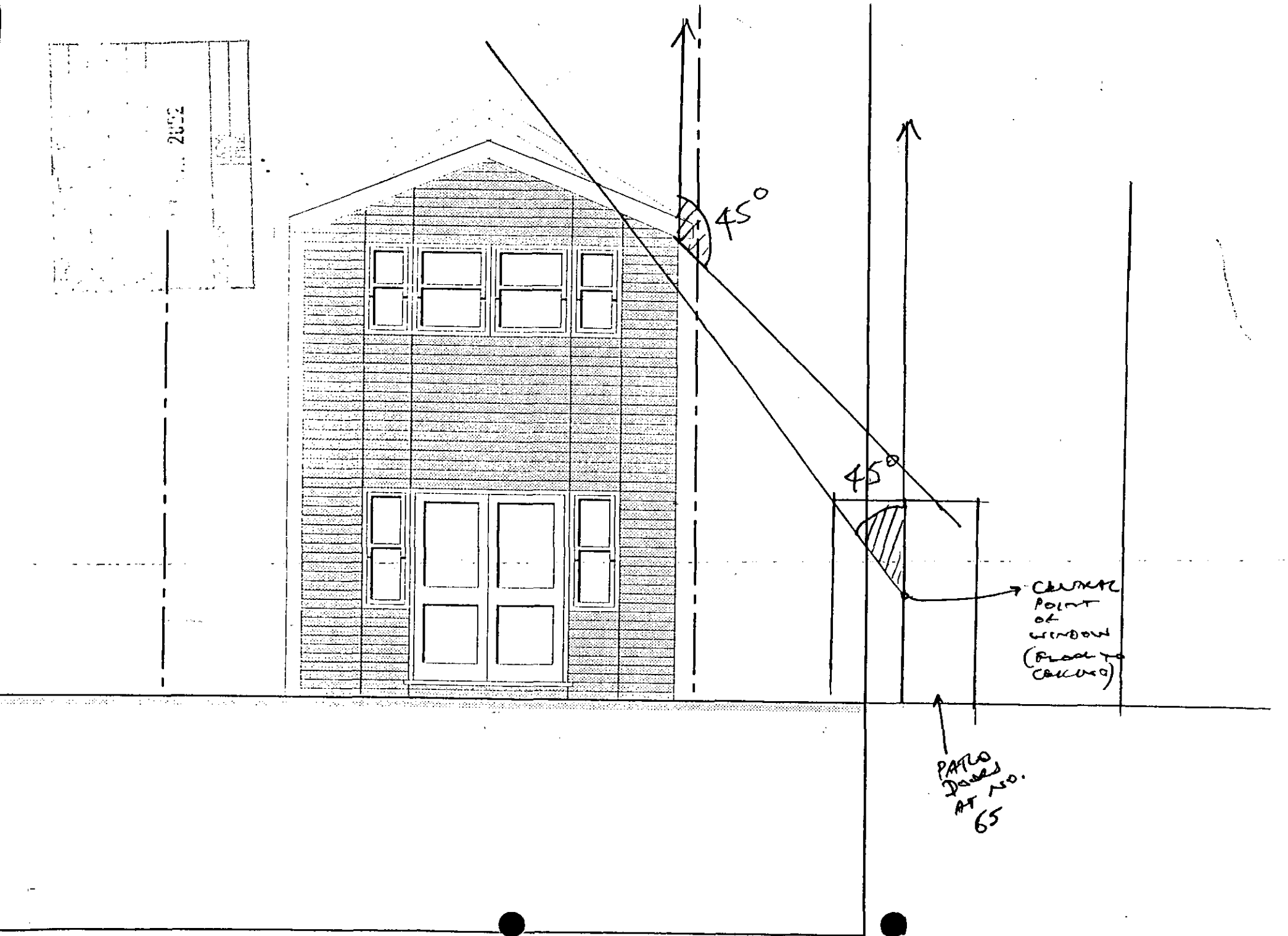
SUN LOUNGE
pot belly stove




DEAD ELEVATION | APP 2009 | 150

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants GU52 7SL
Telephone: 01252 624004 Fax: 01252 684160
E-mail : info@ggassociates.co.uk


# SUNLIGHT & DAYLIGHT CALCULATIONS

# IN RESPECT OF

# PROPOSED DEVELOPMENT AT

# 63 WATERLOO ROAD, WOKINGHAM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24 MAY 2002

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**WATERLOO ROAD, WOKINGHAM.**

**CALCULATION OF DAYLIGHT/SUNLIGHT INTO THE DINING ROOM OF NO. 65 WATERLOO ROAD, WOKINGHAM, USING "BRITISH STANDARD 8206: PART 2: 1992 LIGHTING FOR BUILDINGS PART 2. CODE OF PRACTICE FOR DAY-LIGHTING."**

The following explains the method of calculation.

**STAGE 1**

Assess the likely level of sunlight into the dining room given the orientation and size of the window opening. This is achieved by calculating the angle of intersection between the plane of the window and its reveal as illustrated in drawing 1. It can be seen that the respective angles in this instance, given the window size, are 87° and 88°.

**STAGE 2**

This information is projected onto the sunlight probability diagram by two lines at 87° either side of the orientation of the window. This is shown in red on drawing 2 and it can be seen that where each dot represents 1% of probable sunlight, this window will allow 83% of all probable sunlight into the room. Note that the depth of the cone is determined by the other angle shown on diagram GGA1 which is 88°.

It is important to note that this assumes that there are no obstructing buildings and, moreover, that there are no other sources of sunlight/daylight into this room. In fact there is a side window on the east elevation of no. 65; and a solid wall of about 2.0m in height to the conservatory at the rear of no. 63. This abuts the common boundary and would cause some obstruction to sunlight/daylight. In this case it is not worthy of calculation bearing in mind that the proposed building replaces and exceeds it in depth and height.

**STAGE 3**

The next stage is to calculate the impact of the obstructing building (as proposed) onto the sunlight probability diagram. This is achieved by measuring the angles of the obstructing building from the central point of the window and from due north. Diagram 3 illustrates that angles of 178 and 205° are relevant and the depth of the cone is 70° which is the return wall angle.

**STAGE 4**

These findings are projected on to the sunlight probability - diagram 2 - and are shown in green. It can be seen that the impact is of the greater proposed building leads to the loss of 17% (17 dots) sunlight/daylight to the dining room.

## CONCLUSION

The British Standard states that where there is a loss of sunlight/daylight as a consequence of an obstructing building, the affected room must still receive at least 25% of total available sunlight/daylight to be acceptable to the occupiers (see attached extract from the British Standard). This is achieved in this case as 66% of available light remains 83 less 17. This does not have regard to the additional window serving the room which will add further sunlight/daylight to the room.

The impact of the proposed extension on the rear bedroom has not been calculated because it will inevitably be affected less by the obstructing building than the ground floor dining room.

In summary, the obstructing building, whilst it would lead to a loss of sunlight/daylight to the adjoining property and in particular the dining room, would, not result in an unacceptable situation.

BRITISH STANDARD

BS 8206 :
Part 2 : 1992

Reprinted, incorporating
Amendment No. 1

# Lighting for buildings

## Part 2. Code of practice for daylighting

Martin & Pole Planning

Éclairage des bâtiments
Partie 2. Code de bonne pratique pour l'élairage de jour

Beleuchtung in Gebäuden
Teil 2. Natürliche Beleuchtung

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BSI
STANDARDS

The most limited views occur in a deep room when windows are confined to one wall only. Table 1 gives guidance on minimum window area for a satisfactory view when fenestration is restricted to one wall: higher proportions are recommended. The table gives total window area of the room as a percentage of the internal window wall area. When there are windows in two or more walls, the total area of glazing should not be less than the area that would be recommended if the windows were restricted to any one wall. The openings should be distributed to give views from all occupied areas of the room.

**Table 1. Minimum glazed areas for view when windows are restricted to one wall**

| **Depth of room from outside wall** (max.) | **Percentage of window wall as seen from inside** (min.) |
|---|---|
| m | % |
| <8 | 20 |
| 8 - 11 | 25 |
| 11 - 14 | 30 |
| >14 | 35 |

NOTE. Windows which are primarily designed for view may not provide adequate task illumination.

## 5 Daylight and room brightness

### 5.1 General

The value of daylight goes beyond the illumination of tasks: a daylit room varies in brightness with time; colours are rendered well; architectural form and surface texture can be enhanced by the direction of illumination. Above all, windows give information to the people in a building about their surroundings. Weather and the time of day can be inferred from the changing light.

The user's perception of the character of a daylit interior (often described in terms like 'bright and well-lit', or 'gloomy') is related to the brightness of all the visible surfaces. This overall luminance depends on the quantity of light admitted and the reflectance of interior surfaces. The reflected light within the room is as important as the direct illumination.

Sunlight and skylight are both important in general room lighting, but they differ greatly in their qualities. The criteria for each should be satisfied. Sunlight gives patches of high illuminance and strong contrasts; adequate skylight ensures that there is not excessive contrast between one area of the room and another, or between the interior and the view outside.

If the total glazed area cannot be made large enough for adequate general daylight, supplementary electric lighting is needed to enhance the general room brightness in addition to any need there may be for task illumination (see **7.2**).

### 5.2 Sunlight: principle

Sunlight should be admitted unless it is likely to cause thermal or visual discomfort to the users, or deterioration of materials.

Rarely is the controlled entry of sunlight unwelcome in buildings in the UK. Dissatisfaction can arise as much from the permanent exclusion of sunlight as from its excess. However, uncontrolled sunlight is unacceptable in most types of building. Good control is particularly important in working interiors and other rooms where the occupants are unable to move around freely. Generally, sunlight should not fall on visual tasks or directly on people at work. It should, on the other hand, be used to enhance the overall brightness of interiors with patches of high illuminance.

Considerations of sunlight should influence the form of the building from the early stages of design, because incorrect decisions about the orientation of rooms or the geometrical shape of the building may preclude the admission of sunlight or cause excessive overshadowing of surroundings. The orientation of windows should take into account the periods of occupancy and any preferences for sunlight at particular times of day.

The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day and in buildings, such as those for the elderly, where the occupants have little direct contact with the outside. In some cases, it is important that there should be direct sunlight on external surfaces seen from a window.

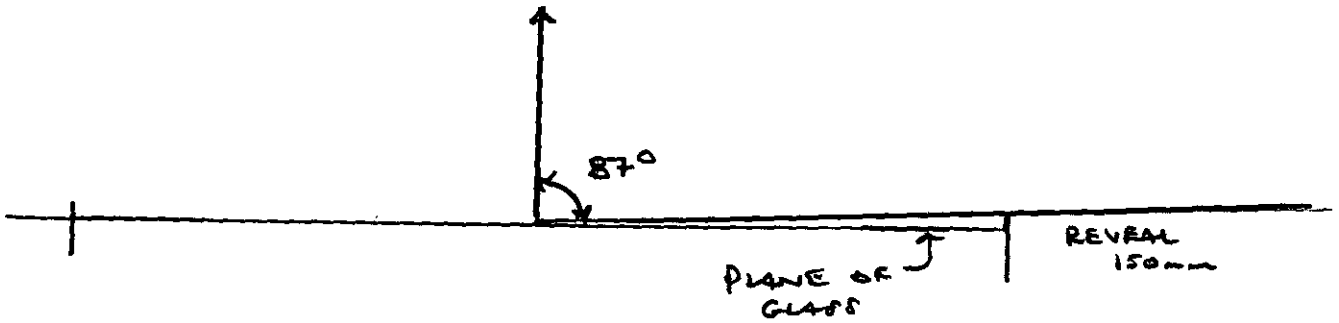
*NOTE. Sunlight entering a room can have a significant effect on thermal comfort and on the energy consumption of the building. In winter it can be an important contribution to the heating; but excessive solar gain causes serious discomfort and, in air-conditioned buildings, unnecessary use of energy in cooling. Sunlight as a source of thermal energy is considered in BS 8207 and in BS 8211 : Part 1.*

### 5.3 Sunlight duration

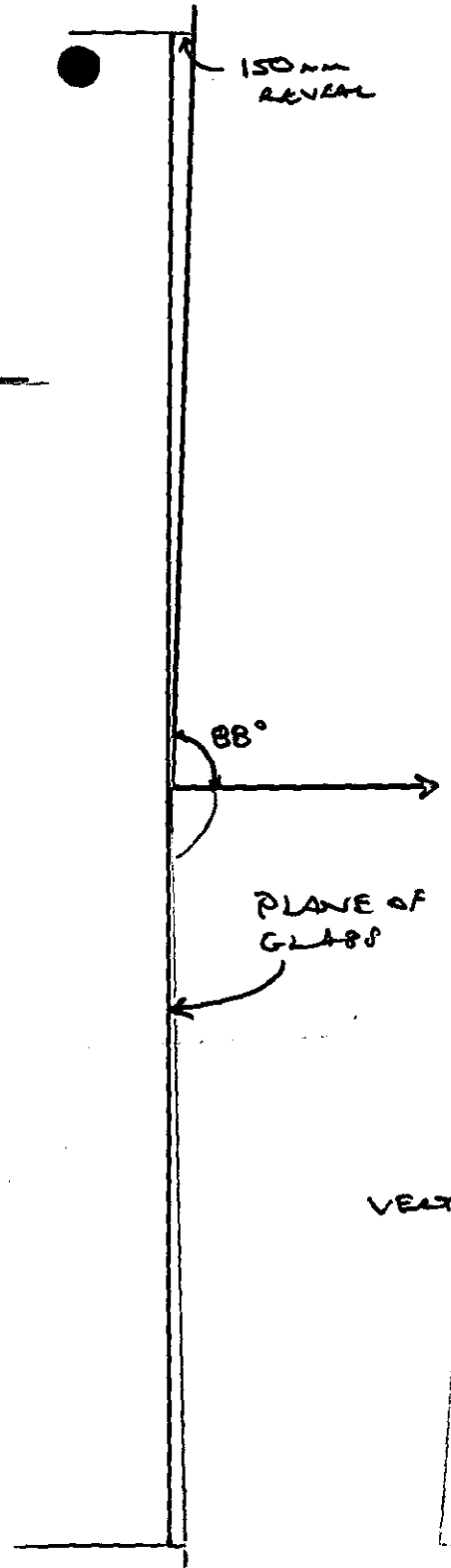
Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25 % of probable sunlight hours (see **2.2.3**). At least 5 % of probable sunlight hours should be received during the winter months, between 23 September and 21 March. Sunlight is taken to enter an interior when it reaches one or more window reference points. A calculation procedure is given in **12.2**.

The degree of satisfaction is related to the expectation of sunlight. If a room is necessarily north-facing or if the building is in a densely-built urban area, the absence of sunlight is more acceptable than when its exclusion seems arbitrary. It is the duration of sunlight in an interior, rather than its intensity or the size of the sunny patch, which correlates best with the occupants' satisfaction.

NOTE. In many buildings, discomfort and overheating may occur if the annual penetration of sunlight exceeds one-third of probable sunlight hours.




HORIZONTAL




VERTICAL

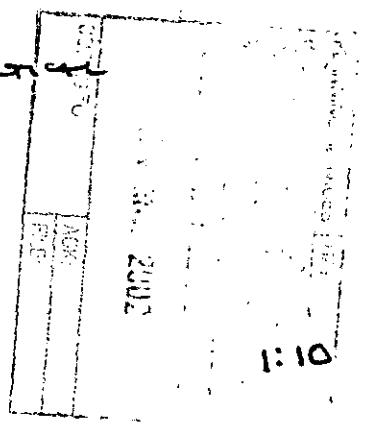



DIAGRAM 1
PATIO DOORS AT REAR OF NO. 65

24 MAY 2002

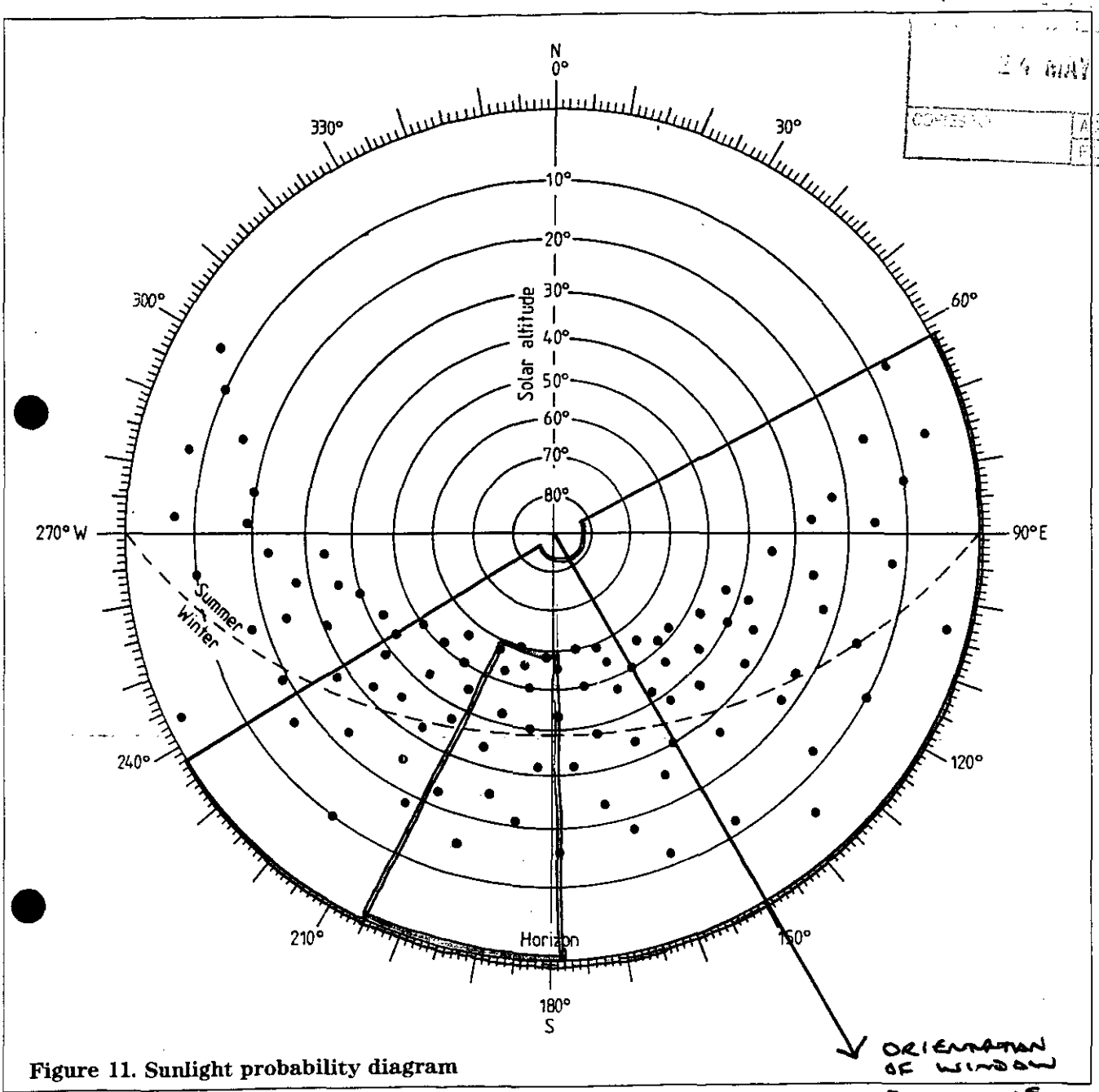



**Figure 11. Sunlight probability diagram**

ORIENTATION OF WINDOW FROM DUE NORTH

— IMPACT OF OBSTRUCTING BUILDING

— TOTAL PROBABLE SUNLIGHT/DAYLIGHT TO DINING ROOM.

DIAGRAM 2

PLANNING SERVICES | RPT
24 MAY 2002
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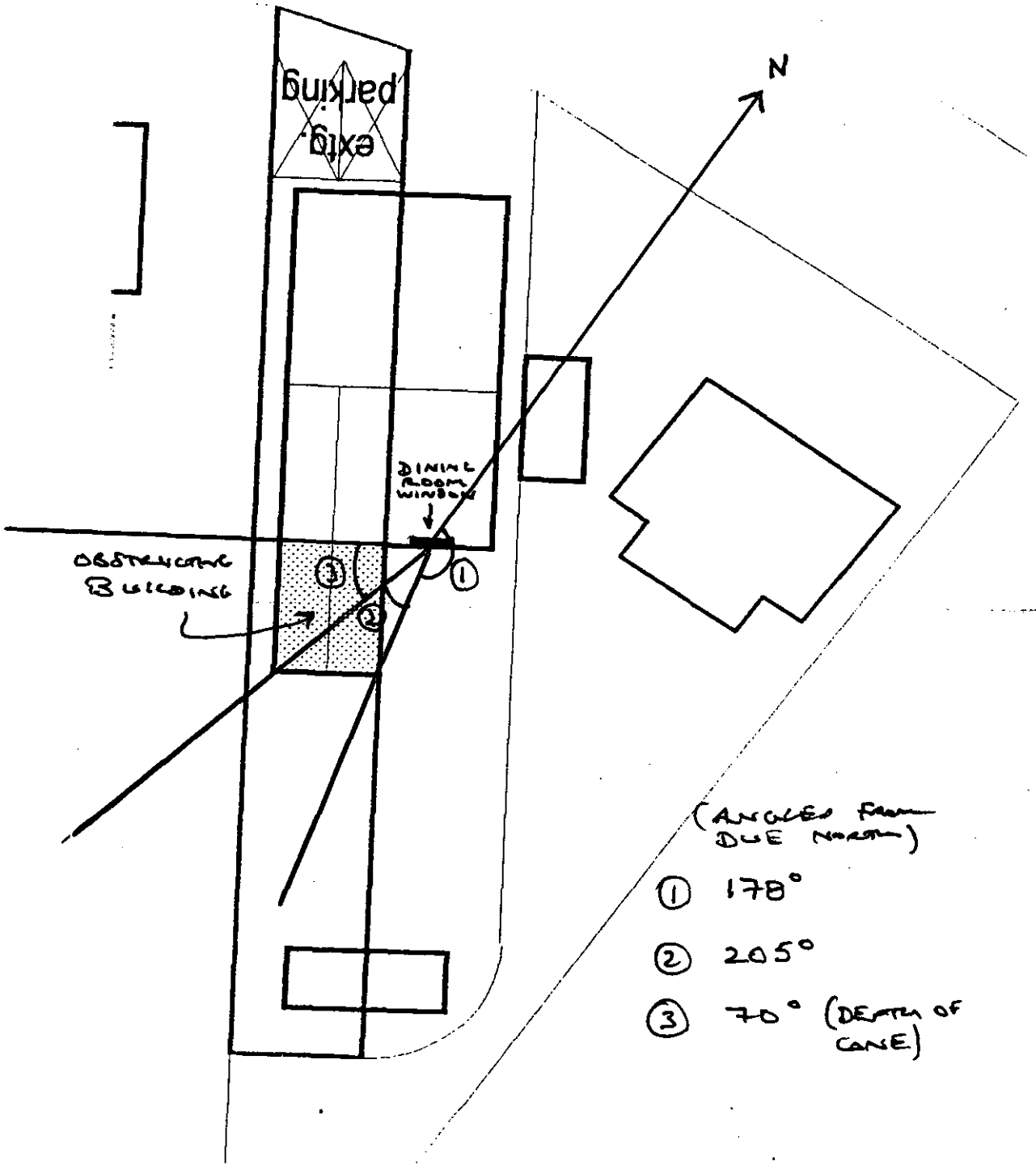
FILE




(ANGLES FROM DUE NORTH)

① 178°

② 205°

③ 70° (DEPTH OF CANE)

DIAGRAM 3

1:250

1327

# WOKINGHAM DISTRICT COUNCIL

To Richard 29/5.

Date Wednesday Time PM

## WHILE YOU WERE OUT

Name Cllr John Green

Of

Phone No. 0118 9732 493 Ext.

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

MESSAGE Regarding 63, Waterloo Rd F/2002/6372

He want to list it but has thrown away the letter!! Can you put one in the members post downstairs — Please call him first

Signed Phillip

**Gregory Gray Associates**
*CHARTERED TOWN PLANNING CONSULTANTS*
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING SERVICES | HPT
RK | TLS
24 MAY 2002
COPIES TO | FILE

R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (3 Pages)**

24th May 2002
Our Ref: CR/02/237

Dear Mr. Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM.**
**F/2002/6372**

I understand from Mrs Fisher that your colleague Mrs Polnik is of the view that the BRE standard is superior to the British Standard and should be relied upon. With respect, that is entirely without substance.

I assume that Mrs Polnik has carried out her own calculations to dispute mine and that she has read the BRE publication in full. In this case she will be aware that the publications are to be used together. Indeed, it is set out in terms within the BRE standard, that the 45 degree rule cannot be relied upon on its own. I would also point out that the British Standard was revised to reflect the BRE work culminating in that publication.

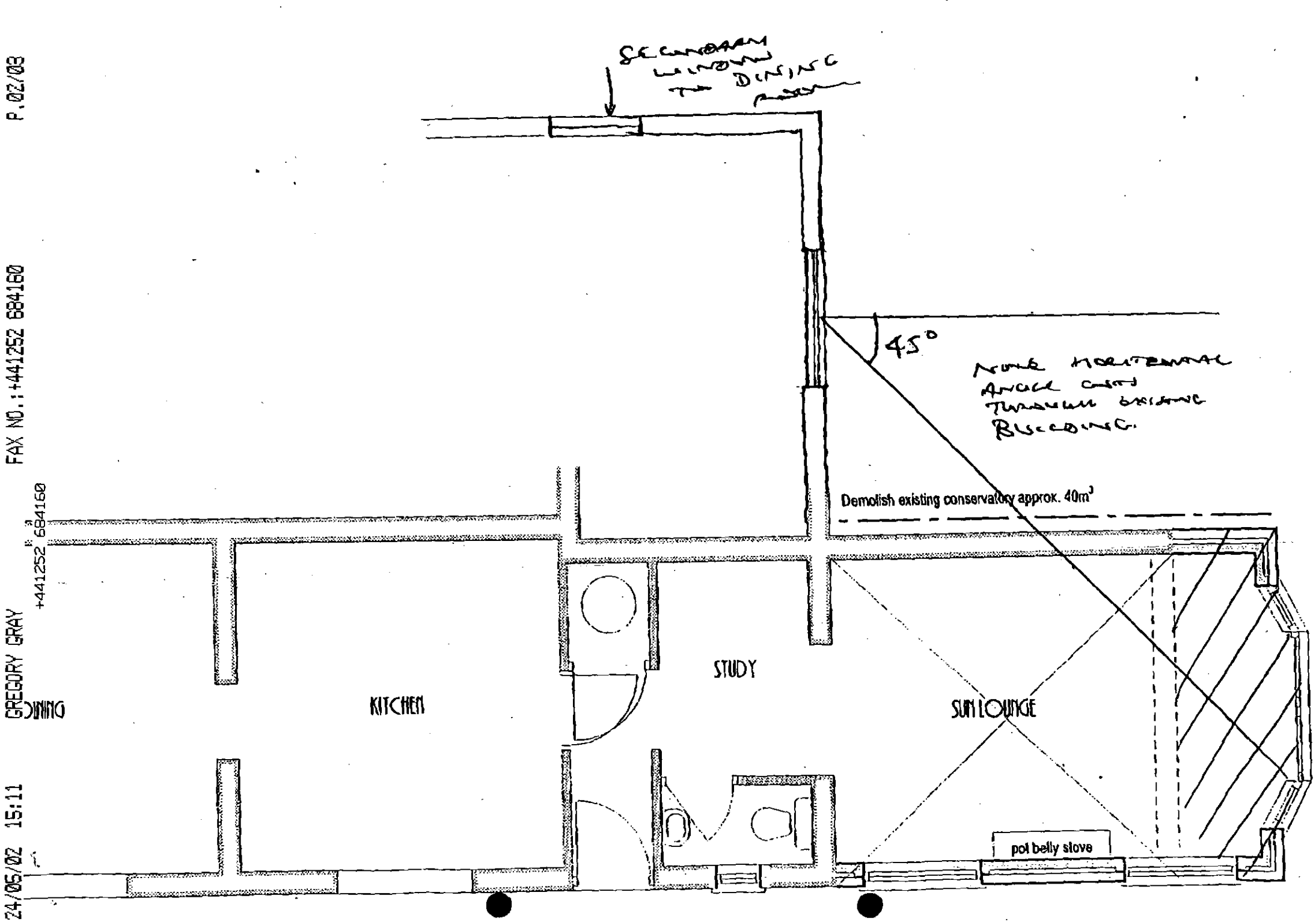
For the record I attach diagrams showing use of the 45 degree rule. This shows that the horizontal position is offended by the existing building and the vertical position is marginal. The weakness of using the 45 degree rule on its own is that it does not take account of orientation. This is critical since a south facing room will receive much more sunlight/daylight than a north facing room. The Council have consistently failed to appreciate this point and I have successfully defended the position at appeal in your District and elsewhere. It is my experience, nationally, that the British Standard is accepted.

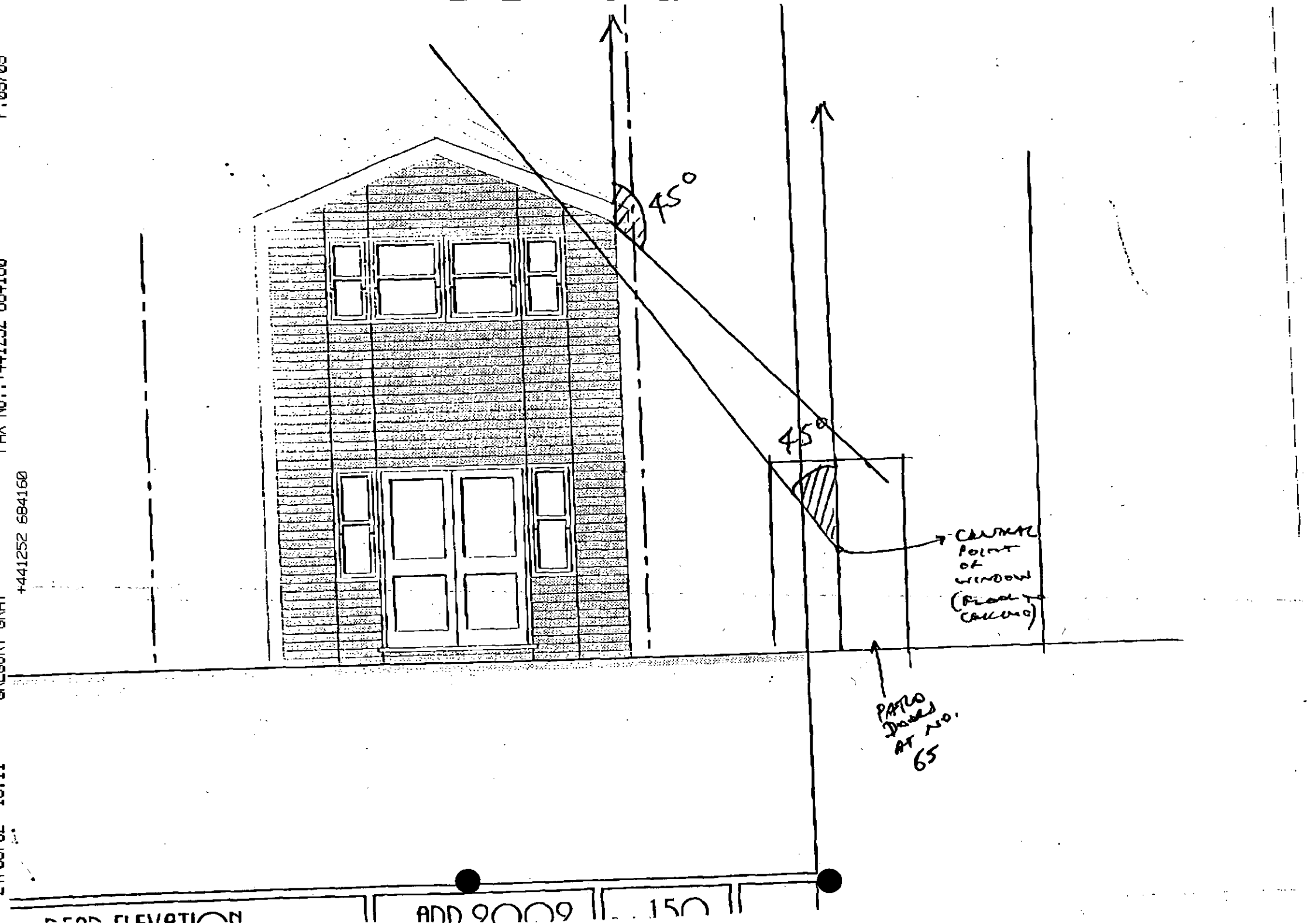
My calculations indicate that there will be a loss of sunlight/daylight to the dining room of no. 65. However, when a sophisticated calculation is used (the British Standard) it is clear that the loss of sunlight/daylight is well within acceptable boundaries. Neither this or the 45 degree test have taken account of available light from the secondary window to the room.

If your colleagues determine to refuse this application – having requested information which substantiates the case - then I trust they will be producing substantive evidence at appeal in order to defend the position. I also have regard to Circular 8/93 (costs) in those proceedings if they do not produce definitive evidence on this matter.

Yours sincerely,

Mark Leedale


SECONDARY WINDOW TO DINING ROOM
45°
NONE HORIZONTAL ANGLE CUTS THROUGH EXISTING BUILDING.
Demolish existing conservatory approx. 40m³
DINING
KITCHEN
STUDY
SUN LOUNGE
pot belly stove


45°
45°
CENTRAL POINT OF WINDOW (FLOOR TO CEILING)
PATIO DOORS AT NO. 65
ADD 9009
150

Date: 24 May 2002

*To: Case Officer*

---

We have received Additional Plans for the following planning application:

Application Number: F/2002/6372

Location: 63, Waterloo Road, Wokingham.

Proposal: Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.

Applicant: Mr/Mrs G Fisher.

Case Officer: Richard Kelly

---

The new plans show the following: Daylight calculations.

---

**Comments are required by 31/05/2002.**

**Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.**

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 6372 (Ludhouse) Date Rec. 23 May 2002

Location: 63 Waterloo Road

Parish Wokingham

Applicant: Mr and Mrs Fisher

Description of attached plans Daylight calculations

Drawing No's:

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 days

## FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER RK

Consultations Sent by Admin. on 24.05.RS

Yellow - Part One Copy
Green - Officer's Copy

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

| PLANNING SERVICES | NPT 56808 |
|---|---|
| POL | CLS |
| DC RK | ENF |
| APP | |
| CS | |
| 24 MAY 2002 | |
| COPIES TO | ACK |
| | FILE |

R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

**BY FAX: 0118 974 6484 (9 Pages)**

23rd May 2002

Our Ref: CR/02/237

Dear Mr. Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM, F/2002/6372**

I write further to my letter of 7th May.

I have been informed by my Clients, Mr. & Mrs. Fisher, that you require and assessment of the impact of the proposed building in relation to sun light/day light to the adjoining property, No. 65 Waterloo Road.

I have carried this out and attach a brief report detailing the method of calculation and conclusions. As you will see the ground floor dining room window benefits from a broadly south easterly orientation and as such, without any obstructing buildings, would benefit from approximately 83% or available sun light/day light. You will be able to refer to the colours mentioned in the report on the hard copy which is in the post. For the moment I have annotated the fax to assist you in the determination which I understand you wish to make this Friday.

By calculation the obstructing building would result in a material loss of sun light/day light in the order of 17% or about 43% of that available to the room. Importantly, this does not take account of the side window which also serves that room which would, of course, allow additional sun light/day light penetration.

The attach extract from the British Standard shows that a room must retain at least 25% of total probable sun light/day light and in this case this standard is exceeded because 44% is still available notwithstanding the obstructing building.

On this basis I invite you to determine the application positively. Please telephone me if you would like further explanation in relation to the methodology of calculation.

Yours faithfully,

Mark Leedale

# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: *info@ggassociates.co.uk*

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| POL | TLS |
| DC RK | ENF |
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| CS | |
| 23 MAY 2002 | |
| COPIES TO | ACK: |
| | FILE: |

R. Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

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***F/2002/6372***

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E-mail : info@ggassociates.co.uk

# SUNLIGHT & DAYLIGHT CALCULATIONS

# IN RESPECT OF

# PROPOSED DEVELOPMENT AT

# 63 WATERLOO ROAD, WOKINGHAM

## WATERLOO ROAD, WOKINGHAM.

**CALCULATION OF DAYLIGHT/SUNLIGHT INTO THE DINING ROOM OF NO. 65 WATERLOO ROAD, WOKINGHAM, USING "BRITISH STANDARD 8206: PART 2: 1992 LIGHTING FOR BUILDINGS PART 2. *CODE OF PRACTICE FOR* DAY-LIGHTING."**

The following explains the method of calculation.

### STAGE 1

Assess the likely level of sunlight into the dining room given the orientation and size of the window opening. This is achieved by calculating the angle of intersection between the plane of the window and its reveal as illustrated in drawing 1. It can be seen that the respective angles in this instance, given the window size, are 87° and 88°.

### STAGE 2

This information is projected onto the sunlight probability diagram by two lines at 87° either side of the orientation of the window. This is shown in red on drawing 2 and it can be seen that where each dot represents 1% of probable sunlight, this window will allow 83% of all probable sunlight into the room. Note that the depth of the cone is determined by the other angle shown on diagram GGA1 which is 88°.

It is important to note that this assumes that there are no obstructing buildings and, moreover, that there are no other sources of sunlight/daylight into this room. In fact there is a side window on the east elevation of no. 65; and a solid wall of about 2.0m in height to the conservatory at the rear of no. 63. This abuts the common boundary and would cause some obstruction to sunlight/daylight. In this case it is not worthy of calculation bearing in mind that the proposed building replaces and exceeds it in depth and height.

### STAGE 3

The next stage is to calculate the impact of the obstructing building (as proposed) onto the sunlight probability diagram. This is achieved by measuring the angles of the obstructing building from the central point of the window and from due north. Diagram 3 illustrates that angles of 178 and 205° are relevant and the depth of the cone is 70° which is the return wall angle.

### STAGE 4

These findings are projected on to the sunlight probability - diagram 2 - and are shown in green. It can be seen that the impact is of the greater proposed building leads to the loss of 17% (17 dots) sunlight/daylight to the dining room.

## CONCLUSION

The British Standard states that where there is a loss of sunlight/daylight as a consequence of an obstructing building, the affected room must still receive at least 25% of total available sunlight/daylight to be acceptable to the occupiers (see attached extract from the British Standard). This is achieved in this case as 66% of available light remains 83 less 17. This does not have regard to the additional window serving the room which will add further sunlight/daylight to the room.

The impact of the proposed extension on the rear bedroom has not been calculated because it will inevitably be affected less by the obstructing building than the ground floor dining room.

In summary, the obstructing building, whilst it would lead to a loss of sunlight/daylight to the adjoining property and in particular the dining room, would, not result in an unacceptable situation.

BRITISH STANDARD

BS 8206 :
Part 2 : 1992

*Reprinted, incorporating Amendment No.1*

# Lighting for buildings

## Part 2. Code of practice for daylighting

Martin & Pole Planning

Éclairage des bâtiments
*Partie 2. Code de bonne pratique pour l'éclairage de jour*

Beleuchtung in Gebäuden
Teil 2. Natürliche Beleuchtung

NO COPYING IN ANY FORM WITHOUT WRITTEN PERMISSION FROM BSI

BSI
STANDARDS

The most limited views occur in a deep room when windows are confined to one wall only. Table 1 gives guidance on minimum window area for a satisfactory view when fenestration is restricted to one wall: higher proportions are recommended. The table gives total window area of the room as a percentage of the internal window wall area. When there are windows in two or more walls, the total area of glazing should not be less than the area that would be recommended if the windows were restricted to any one wall. The openings should be distributed to give views from all occupied areas of the room.

**Table 1. Minimum glazed areas for view when windows are restricted to one wall**

| Depth of room from outside wall (max.) | Percentage of window wall as seen from inside (min.) |
|---|---|
| m | % |
| <8 | 20 |
| 8 - 11 | 25 |
| 11 - 14 | 30 |
| >14 | 35 |

NOTE. Windows which are primarily designed for view may not provide adequate task illumination.

## 5 Daylight and room brightness

### 5.1 General

The value of daylight goes beyond the illumination of tasks: a daylit room varies in brightness with time; colours are rendered well; architectural form and surface texture can be enhanced by the direction of illumination. Above all, windows give information to the people in a building about their surroundings. Weather and the time of day can be inferred from the changing light.

The user's perception of the character of a daylit interior (often described in terms like 'bright and well-lit', or 'gloomy') is related to the brightness of all the visible surfaces. This overall luminance depends on the quantity of light admitted and the reflectance of interior surfaces. The reflected light within the room is as important as the direct illumination.

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Sunlight should be admitted unless it is likely to cause thermal or visual discomfort to the users, or deterioration of materials.

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Considerations of sunlight should influence the form of the building from the early stages of design, because incorrect decisions about the orientation of rooms or the geometrical shape of the building may preclude the admission of sunlight or cause excessive overshadowing of surroundings. The orientation of windows should take into account the periods of occupancy and any preferences for sunlight at particular times of day.

The provision of sunlight is important in dwellings, particularly during winter months. Sunlight is especially valued in habitable rooms used for long periods during the day and in buildings, such as those for the elderly, where the occupants have little direct contact with the outside. In some cases, it is important that there should be direct sunlight on external surfaces seen from a window.

NOTE. Sunlight entering a room can have a significant effect on thermal comfort and on the energy consumption of the building. In winter it can be an important contribution to the heating; but excessive solar gain causes serious discomfort and, in air-conditioned buildings, unnecessary use of energy in cooling. Sunlight as a source of thermal energy is considered in BS 8207 and in BS 8211 : Part 1.

### 5.3 Sunlight duration

Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25 % of probable sunlight hours (see 2.2.3). At least 5 % of probable sunlight hours should be received during the winter months, between 23 September and 21 March. Sunlight is taken to enter an interior when it reaches one or more window reference points. A calculation procedure is given in 12.2.

The degree of satisfaction is related to the expectation of sunlight. If a room is necessarily north-facing or if the building is in a densely-built urban area, the absence of sunlight is more acceptable than when its exclusion seems arbitrary. It is the duration of sunlight in an interior, rather than its intensity or the size of the sunny patch, which correlates best with the occupants' satisfaction.

NOTE. In many buildings, discomfort and overheating may occur if the annual penetration of sunlight exceeds one-third of probable sunlight hours.

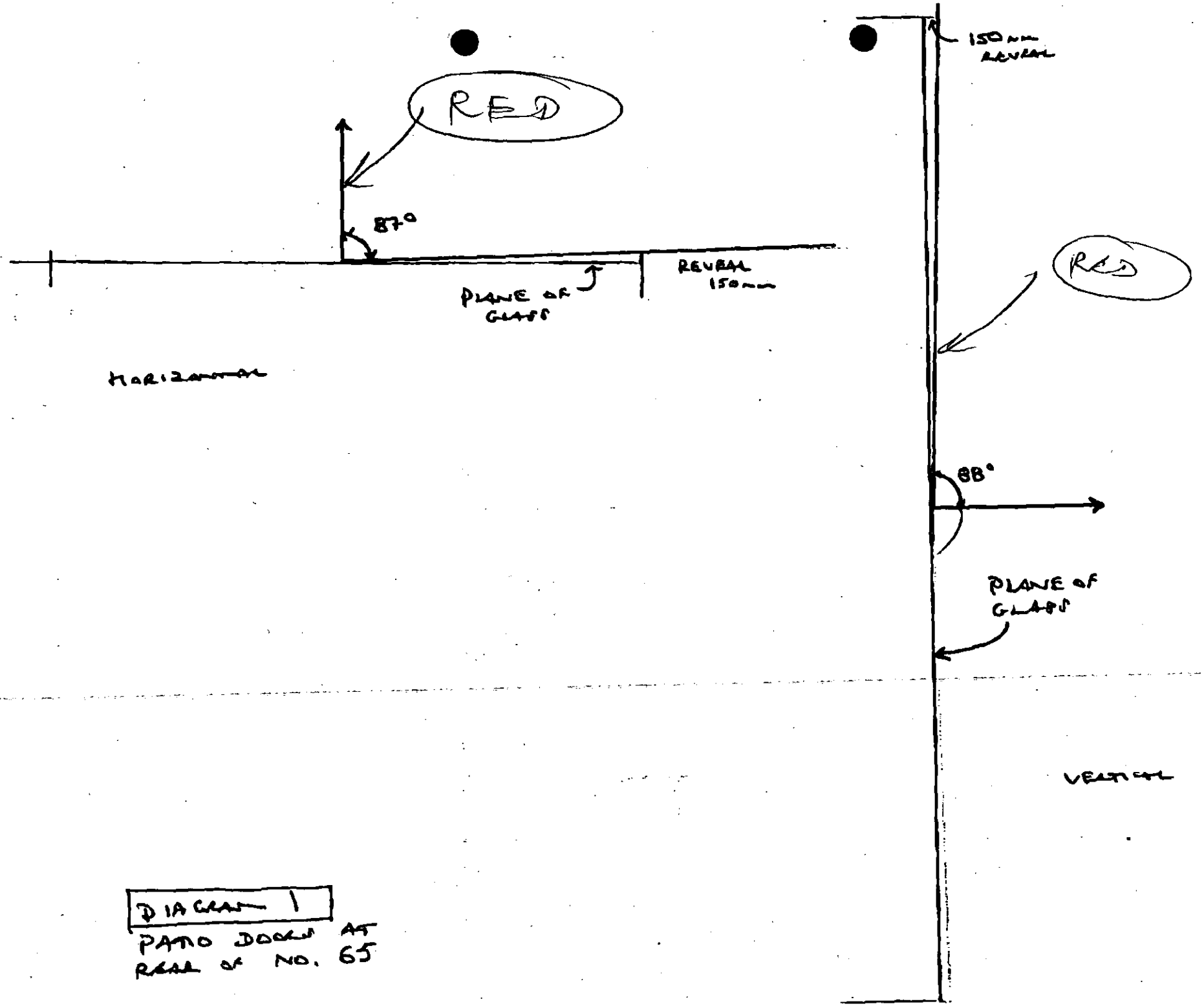



DIAGRAM 1
PATIO DOORS AT REAR OF NO. 65

1:10

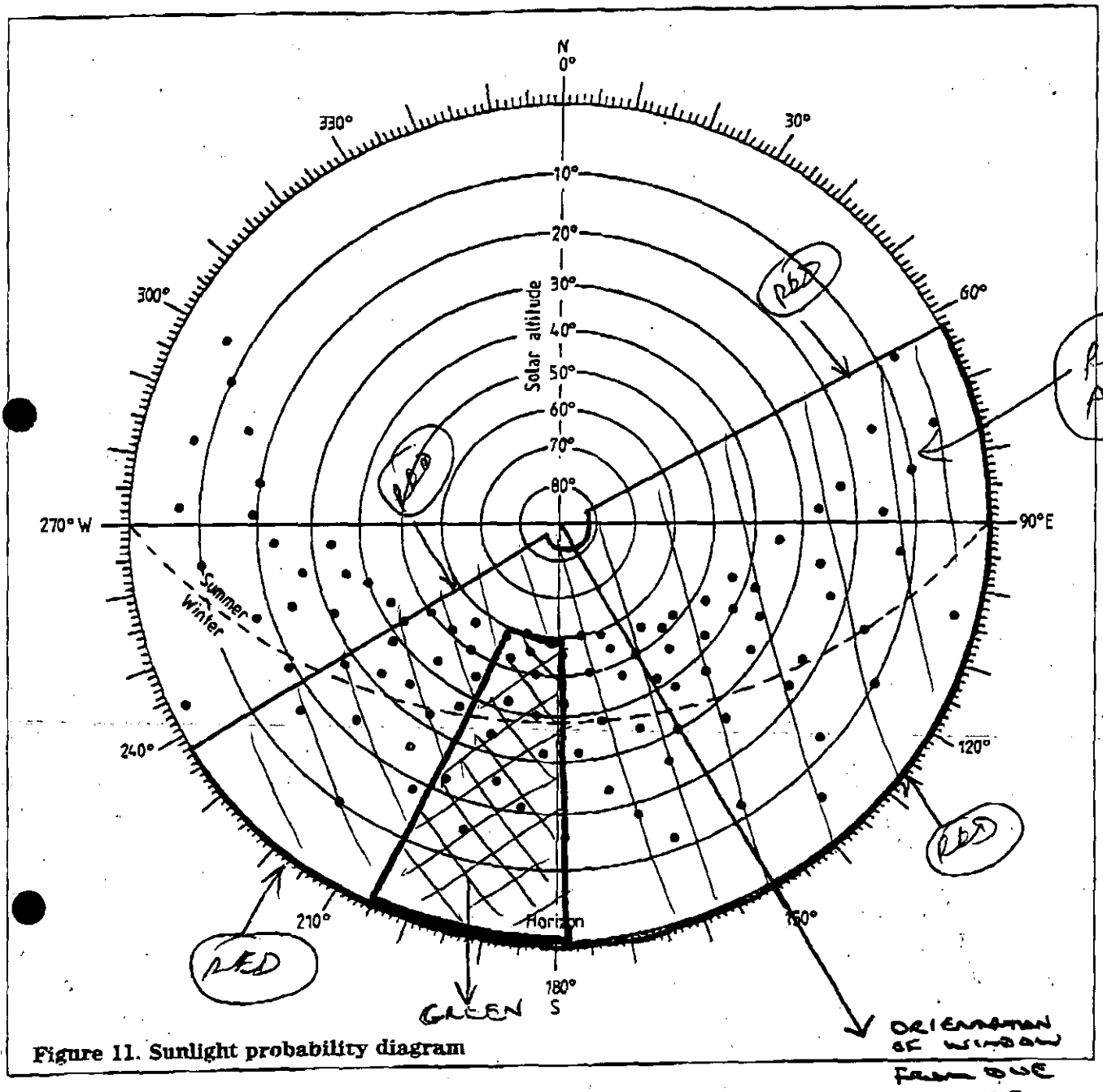



**Figure 11. Sunlight probability diagram**

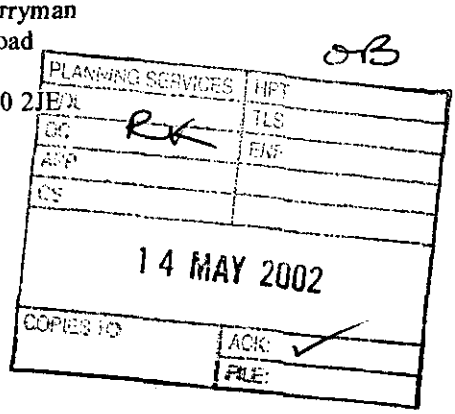
— IMPACT OF OBSTRUCTING BUILDING

— TOTAL PROBABLE SUNLIGHT/DAYLIGHT TO DINING ROOM.

DIAGRAM 2

Environmental Services Dept
Planning Services
PO box 157
Shute End
Wokingham
Berkshire RG40 1 WR

Mr & Mrs J Perryman
61 Waterloo Road
Wokingham
Berkshire RG40 2JE




Attn : Mr Richard Kelly

Dear Sir

**Re: Planning application Number F / 2002 / 6372**
**Site address : 63, Waterloo Road, Wokingham**

**'Proposed two storey rear extension to dwelling. Removal of existing rear conservatory'.**

Having reviewed the above application documents, we wish to make the following opposing comments:

1) **Plans.**
Please note that the plan view submitted with the application is clearly incorrect as the depth of my house (No 61) relative to the house at (No 63) is shown too short. I am concerned that this may in some way incorrectly influence the council when considering the subject application.

2) **Extent of building on the subject site.**
The property at No 63 has already been extended to the building limit appropriate for the site area i.e. percentage of total land area used for buildings. The proposed new two-storey extension to the dwelling will exceed the original ground area of the current conservatory. The resulting structure will exceed the appropriate building limit for the subject site and will also therefore be out of character with other housing of this period, in the same road.

3) **Effect of proposed building on daylight and privacy.**
The height, size and additional length of the proposed extension will affect the amount of sunlight to the rear facing rooms and to the garden area at the rear of my property and at the rear of the dwelling at No 65.

The proposed new side window (bedroom 3) will overlook the rear rooms and toilet dorma window (flat roof extension) of my property. The proposed new windows on the ground floor side will directly overlook the driveway and garden area at the rear of my property. These are both major concerns due to the infringement on our privacy.

4) **Highway Safety and traffic**
No 63 is located on a very dangerous bend in Waterloo Road where double yellow lines prohibit parking in the road. There is only a narrow side access pathway to the rear of the property close to my boundary line. I therefore have major concerns as to the effect on highway safety, traffic and possibility of damage to my boundary line fences due to the parking / loading / unloading of builders vehicles and movement of building materials and equipment to the rear of the property.

I understand that the sale of the dwelling at No 65 Waterloo Road has been agreed for some time. As this will affect the buyer, I feel that they should also be approached by the council for their comments in this matter.

Yours faithfully,

Mr J Perryman

12/5/02

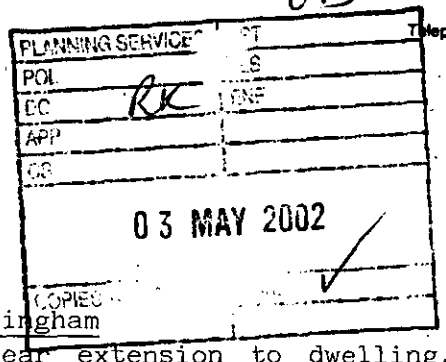
# Charnley & Co.

Solicitor
Maxwell R. Charnley, LL.B.

5 Bridge Street,
Bishop's Stortford,
Herts. CM23 2JU

Telephone Bishop's Stortford 658151
(STD 01279)
Fax (01279) 757241

Please quote reference C/WN/MORRISON
Your reference Richard Kelly
F 2002 6372




2nd May 2002

Dear Sirs,

Re: Application No. F/2002/6372
Site Address: 63 Waterloo Road, Wokingham
Proposal: Proposed two storey rear extension to dwelling. Removal of existing rear conservatory

As Solicitors for Mr & Mrs I.R.Morrison of 65 Waterloo Road which is the adjacent property to the above, our clients object to the proposal on the grounds that this will affect the amenity of their property by obstructing both light and air, and by overlooking the garden of our clients' property.

Yours faithfully,

Charnley

Development Control Officer
Wokingham Unitary
Planning Services
Wokingham District Council
P.O. Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

1327

# WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

## WHILE YOU WERE OUT

Name Alistair Auty

Of 65 Waterloo Road

Phone No. 07850 983552 Ext. _____

| | | | |
|---|---|---|---|
| Phoned | | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE Please ring back after site visit.

Signed _____

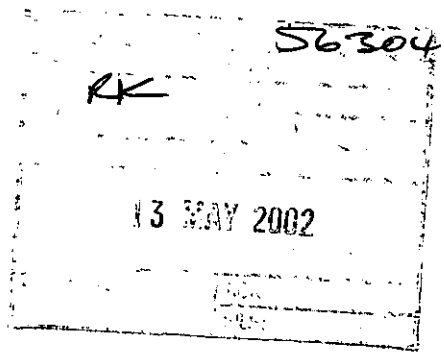
FAO Richard Kelly:

F/2002/6372
BY HAND

Re 63 Waterloo Rd Wokingham

With reference to nº 65 Waterloo Rd, the new vendors are now interested in carrying out the same works - will confirm. via telephone ASAP.

J. Fisher (mrs).



# Gregory Gray Associates

**CHARTERED TOWN PLANNING CONSULTANTS**
'Redcliffe', 17 Dinorben Close, Fleet, Hants GU52 7SL
Telephone: 01252 624004 Fax: 01252 684160
E-mail : info@ggassociates.co.uk

| PLANNING SERVICES | HPT 56215 |
|---|---|
| POL | |
| DC RK | ENF |
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| | |
| 09 MAY 2002 | |
| COPIES TO | |

R Kelly Esq.,
Planning Department,
Wokingham District Council,
Shute End
Wokingham, RG40 1WR.

Our ref: ML/gen
7th May 2002

Dear Mr Kelly,

**PROPOSED EXTENSION, 63 WATERLOO ROAD, WOKINGHAM**
**F/2002/6372**

I act for Mrs Fisher in respect of the above application.

My understanding is that the proposal before you had been negotiated with the previous owners of the adjoining property. This has now been sold and my Client has asked me to reiterate various matters so as to assist you in the determination.

You are no doubt aware of the planning history relating to these properties. Under reference 43524 permission was granted for a first floor extension and conservatory. I draw your attention to the sunlight/daylight calculations which I undertook for Mrs Fisher at the time and are contained on this file. As you will see they are derived from the BRE standard to which your Council now works. Subsequent to implementation of this permission, the owners of no. 65 undertook a similar extension.

In consequence of these developments, the same circumstances apply to consideration of my Clients current application. In particular, I ask you to bear in mind the solid wall of the conservatory which runs along the common boundary and is proposed to be demolished. This clearly has a material impact and my Clients have born this in mind, along with the reduced ridge height and bulk at first floor level, in conceiving the proposal. In so doing the material impact of the proposed development is acceptable on its merits.

will be built higher, not lowered

On the basis of the foregoing I trust that permission will be forthcoming. If there is any other matter on which I can assist you please telephone me.

Yours sincerely,

Mark Leedale.

**HIGHWAYS CONSULTATION SHEET**

**From:** Richard Kelly **Date:** 24 April 2002

**Application Number:** F/2002/6372

**Proposal:** Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.

**Parish:** WOKINGHAM TOWN

**Site Address:**
63, Waterloo Road, , Wokingham.

**Applicant:**
Mr/Mrs G Fisher .

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).

C122, R122 .

**Signed:** _____ **Print name:** AC 26/04/02.

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

Tel: (0118) 974 6296

Date: 24 April 2002

My ref: F/2002/6372

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG


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/2002/6372**
**63, Waterloo Road, , Wokingham.**
**Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Richard Kelly** Application Number: **F/2002/6372**
**63, Waterloo Road, , Wokingham.**
**Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**
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 R Wyatt

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

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

Tel: (0118) 974 6296

Date: 24 April 2002

My ref: F/2002/6372

**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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

**Application Number: F/2002/6372**
**63, Waterloo Road, , Wokingham.**
**Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Richard Kelly** Application Number: **F/2002/6372**
**63, Waterloo Road, , Wokingham.**
**Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**
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 J Green

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

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2002/6372**
**CASE OFFICER: Richard Kelly**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER *ISSUED* (for Admin use) |
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| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 61WATERLOO ROADWOKINGHAM | RG402JE |
| | | 63WATERLOO ROADWOKINGHAM | RG402JE |
| | | 65WATERLOO ROADWOKINGHAM | RG402JE |
| | | 67WATERLOO ROADWOKINGHAM | RG402JE |
| | | 69WATERLOO ROADWOKINGHAM | RG402JE |
| | | 38WATERLOO ROADWOKINGHAM | RG402JH |
| | | 40WATERLOO ROADWOKINGHAM | RG402JH |
| | | 18WATERLOO CRESCENTWOKINGHAM | RG402JJ |
| | | 20WATERLOO CRESCENTWOKINGHAM | RG402JJ |
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| | 8 BURFORD COURT | 8 BURFORD COURTRANCES LANEWOKINGHAM | RG402LJ |
| | 9 BURFORD COURT | 9 BURFORD COURTRANCES LANEWOKINGHAM | RG402LJ |
| | 12A BURFORD COURT | 12A BURFORD COURTRANCES LANEWOKINGHAM | RG402LJ |

**Received by Wokingham District Council**

# Application No: F/2002/6372

**Proposal:**
*Proposed two storey rear extension to dwelling. Removal of existing rear* conservatory.

**Location:**
63, Waterloo Road, , 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/2002/6372 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/05/2002. 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**

**24 April 2002**

| | |
|---|---|
| **Application Number : F/2002/6372** | **Map No :** 76 |
| **Case Officer :** RK | **Site Area :** 0.02 |
| **Valid Date :** 12.4.02 | **Received Date: 12/04/2002** |

**Level : Delegated Application**

**Description : Proposed two storey rear extension to dwelling. Removal of existing rear conservatory.**

**Location : 63, Waterloo Road, , Wokingham.**

**Parish : WK** **Ward : WES** 24-4-02 B.

**Applicant : Mr/Mrs G Fisher .**

**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 | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | ~~Other side elevation~~ | | |
| FLOOR PLANS | Check size + position of ground floor side windows. | | |
| 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 24.4.02 JB

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

No pre-apps

## NEIGHBOURS

S/N + see map

6372

Victoria Cottage,
63 Waterloo Road,
Wokingham,
Berkshire,
RG40 2JE.

10th April 2002.

12 APR 2002* 6372

Dear Sir Madam,

**RE:- VICTORIA COTTAGE, 63 WATERLOO RD, WOKINGHAM.**
**PROPOSED TWO STOREY REAR EXTENSION.**

With reference to the above application I wish to draw your attention to a number of points:-

Firstly, I have spoken to a duty planning officer within the Planning Department and Adam Coggins from the Highways Department regarding the number of car parking spaces on the site. At present there are two spaces for parking at the property and both the duty officer and Mr Coggins have confirmed that this is acceptable taking into account recent government guidelines and due to the property's close proximity to the town. I have also spoken to the Council Tax Section at the District Council offices and they have also confirmed that the above property is considered to be within the town centre.

Secondly, with reference to the proposed works the existing conservatory will be removed and an additional first floor storey placed on. All materials used in the proposed works will be matched in with the existing materials a sample of which can be provided for approval. Please note that there is already a 2 metre brick wall between our self's and number 65.

On our previous application in 1994 a right of light calculation was provided for the planning officer confirming that there was no loss of light to number 65. Since then number 65 have also extended their property to meet with our property at the rear, and recently they have received consent to erect a conservatory

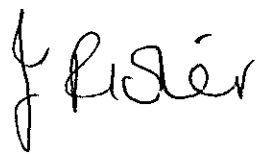
- The proposed new section will be lower in height than the existing dwelling, thus ensuring that the original roof construction of both our neighbours property and our own is not disturbed.

- Sunlight and daylight calculations have been checked in accordance with the "British Standard 8206: Part 2: Lighting for Buildings Part 2. Code of Practice for Day lighting. "

Thirdly, the neighbours at number 61and 65 Waterloo Rd have been shown the proposed plans and have confirmed that they have no objections to the proposals. Infact, the vendors at number 61 have offered the use of their drive to us and the builders for parking.

I look forward to hearing from you in due course.

Your Sincerely,



Mr G & Mrs J Fisher.

# Environmental Services

For office use only.
Application number: 12 APR 2002* 6372

## 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.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br><br>Phone number | MR & MRS G.T. FISHER<br>63 WATERLOO RD<br>WOKINGHAM<br>BERKSHIRE<br>RG40 2JE<br>0118 9791257 |
| 2 | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | n/a |
| 3 | Site<br>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. | 63 WATERLOO ROAD<br>WOKINGHAM<br>RG40 2JE. |
| 4 | Give brief details of the proposal for example, two storey side extension<br>About the application | REMOVAL OF EXISTING CONSERVATORY & ADDITIONAL FIRST FLOOR ROOM TO CREATE ADDITIONAL BEDROOM |
| 5 | Are there any trees on the site?<br>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 | RECLAIMED BRICK TO MATCH EXISTING, ROOF TILES TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 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: J Rider

on behalf of

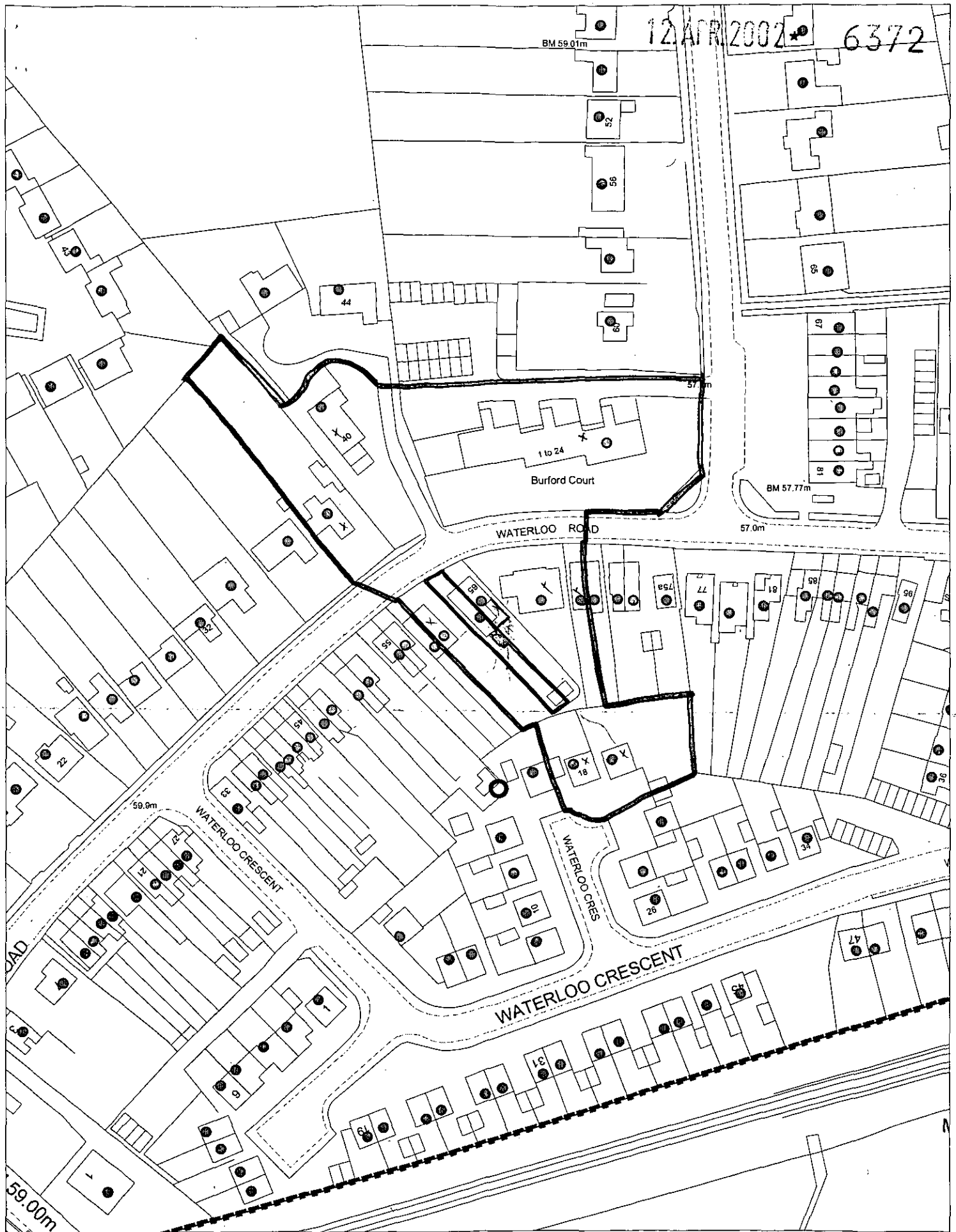
Date 10/4/02

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

63 WATERLOO ROAD

76

| PLAN NUMBERS PLANNING | PLAN NUMBERS BUILDING | DATE REC. | BRIEF DESCRIPTIONS AND REMARKS | DECISIONS PLANNING | DECISIONS BUILDING | DATE STARTED | DA CO |
|---|---|---|---|---|---|---|---|
| [illegible] | | | [illegible] | [illegible] | | | |
| | 9254M | 2.1.73 | Demo. and re-building of kitchen and bathroom | | 5.4.73 | | |
| [illegible] | | | [illegible] | [illegible] | | | |
| | BR21851 | | RE-ROOFING (MR POPPLEWELL) | | 10.1.84 APP | | |
| 43524 | | | 1ST FLOOR EXT & CONSERVATORY (MR [illegible]) | 2.2.95 C | | | |
| | LP95/3390 | | " " | | 27.3.95 APP | | |
| F/2002/6375 | | | 2St/R - Removal of R/Conservatory ( " ) | | | | |

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Development Control Section, Environmental Services, Wokingham District Council.

18 April 2002

Scale: 1 : 1250

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