APPLICATION NO:
F/2001/3291

LOCATION:
8 Sherwood Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Hopkinson

PROPOSAL:
Proposed first floor side extension and two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/03/2001

CASE OFFICER: **Helen Pollock**

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hopkinson
8 Sherwood Road
WINNERSH
Berkshire

Application Number: F/2001/3291

Parish: **WINNERSH**

Location: **8 Sherwood Road, Winnersh, Wokingham**

Proposal: **Proposed first floor side extension and two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Driveway to be widened to 9.6m (minimum) and the associated crossing extended to 7.2m (minimum and maximum).

Condition
6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interest of highway safety and convenience.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plan H/867, Rev. B submitted to the Local Planning Authority on 18th April 2001showing proposed rear gable end removed and the first floor level of the extension set back in line with the main dwelling house and does not approve the proposals as originally submitted.

Informative

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

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2, LTV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

John Mitchell
Development Control Manager
Date: 02/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Tel: 0118 974 6480

Date: **08 February 2001**

My ref: F/2001/3291

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2001/3291
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension and two storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3291**
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6480

Date: **08 February 2001**

My ref: F/2001/3291

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3291**
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6480

Date: **08 February 2001**

My ref: F/2001/3291

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2001/3291
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension and two storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3291**
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/3291

Proposal:
Proposed first floor side extension and two storey rear extension to dwelling.

Location:
8, Sherwood Road, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

08 February 2001

Applicationo	Name & Address
F/2001/3291	Philip Betts 7 Sherwood Road Winnersh WOKINGHAM Berkshire RG41 5NH
F/2001/3291	N D and M Bishop 6 Sherwood Road WOKINGHAM Berkshire RG41 5NJ

App APPROVED
Letter sent 16/05/01

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3291	HP
BUILDING CONTROL NUMBER	FP 2001/1929	Howard
APPLICANT/~~AGENT~~	Mr + Mrs Hopkinson	
ADDRESS OF SITE	8 Sherwood Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side & 1st floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	H/867B	H/867B
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight.	
IF YES, WHAT ARE THE DIFFERENCES ? BC - ground floor side window added - rear window changed to door. No condition relevant to changes See Helen OK.		
DATE	11/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3291

Applicant : Mr & Mrs Hopkinson .

Location : 8, Sherwood Road, Winnersh, Wokingham.
Proposal : Proposed first floor side extension and two storey rear extension to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/02/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 30/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : C/A.

Winnersh P.C : No objection, but did comment that the side line on the 2 Storey rear ext. would be inappropriate.

Neighbours : 6 :
7 :

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon Street Scene

3) Impact upon highway Safety.

Application Number: F/2001/3291

Appraisal:

The proposed development is a two-storey side extension to a 1960's detached property. The proposal stands 6.7m to the ridge and 5m to the eves. The proposal (following the submission of revised plans) is 3.7m wide and 7.1m long.

The proposed extension is intended to form a kitchen/breakfast room, and garage at ground floor level and 2 additional bedrooms (bringing the total to 7) at the first floor level.

The front elevation is set back from the main building line by 600mm at ground floor and 1200mm at first floor. The proposal would retain a front door and up and over garage door at ground floor level and would have a new bedroom window in the front elevation at first floor level. The proposed side elevation has no windows. To the rear elevation one new window is proposed to a bedroom at first floor.

The proposed extension would be 1.1m from the boundary with No.6 Sherwood Road and 9.5m from the boundary with 2 Deerhurst Avenue.

1. Impact upon neighbouring properties

The proposed development would cause no overlooking and the removal of the previously proposed gable end in the revised plans (drawing No.H/867 rev. A) means the proposal would not be overdominant or cause overshadowing to 6 Sherwood Road. It is therefore considered that the proposed development would have no detrimental impact to the neighbouring property.

2. Impact upon the street scene

The proposed extension would be set back from the front building line of the dwelling at both ground and first floor level, and would have a ridge height lower that that of the existing dwelling. The materials used would match those of the existing dwelling and there would be no significant detrimental impact upon the street scene of Sherwood Road.

3. Impact upon highway safety – parking provision

The number of bedrooms would be increased to 7 resulting in a need for 6 off-road parking spaces. However the highways department are in this instance prepared to accept 5 spaces, this criteria has been meet and providing that the proposed parking is permanently maintained there would then be no adverse effect on highway safety.

Recommendation: **Approval: ✓** **~~Refusal~~:**

Application Number F/2001/3291
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5			DRIVEWAY TO BE WIDENED TO 9.6m (minimum) and THE ASSOCIATED CROSSING EXTENDED TO 7.2m (minimum + maximum).
		Reason	In the interest of highway Safety + Convenience.
6	C044	R044	'first floor level or above of the building'
	Informative.		
	N02		'H/867 Rev B' '18/4/01' 'proposed rear Gable end removed + the 1st floor level of the extension set back in line with the main dwelling House'.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3.
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Murray
(Development Control Manager)

Date: 2/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 8 Sherwood Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3291

OFFICER: Helen Pollock

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential, detached dwellings, open plan, small shrubs in gardens

3. DESCRIPTION OF SITE/BUILDING
modern detached dwelling on corner plot, previously extended, 2 storey on corner. 4

4. RELATIONSHIP TO ADJOINING PROPERTIES
Ln from 8-6 (passage way belonging to 8) to rear nº 2 Dearhurst Ave, right up to boundary.

5. SITE CONSTRAINTS

TREES 2 small trees in rear garden (not effected)

ACCESS/PARKING 1 garage + 1 driveway @ present

LEVELS N/A

BOUNDARY TREATMENT 1.8m Standard fencing

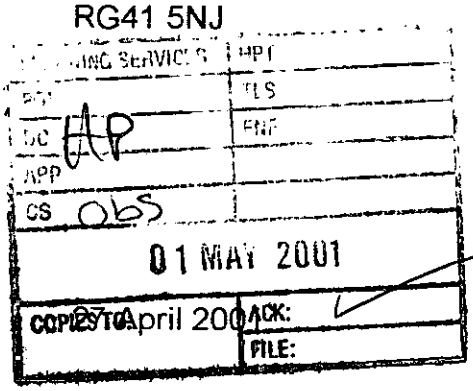
OTHERS
N/A.

• See notes on previous application (2876)

THIS SHOULD BE TREATED AT THIS TIME AS A DRAFT RESPONSE ONLY (UNABLE TO VIEW FILE BY THE 30/4/01) I need to see the file before making this final or amending it. (30/4)

6 Sherwood Road
Winnersh
Wokingham
Berkshire
RG41 5NJ

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1 WR



For the attention of Miss Helen Pollock

Dear Miss Pollock

Re: Planning Application no. F/2001/3291
8 Sherwood Road, Winnersh

Thank you for your your letter of 20 April 2001 enclosing revised plans. Our comments set out below supplement those set out in our letter of 1 March 2001, as follows.

1. Design and Appearance

The ground and first floor plans do not show any detail concerning the rooms at the eastern end of the building, which makes it unclear that the application is for an increase in the number of bedrooms from five to seven. There are no seven-bedroomed houses in this area of Winnersh.

The amended plans do not propose any changes to the front elevation of the proposed extension. The objections set out in Section 1 of our letter of 1 March 2001 thus remain fully valid in all respects and we believe the Application should be refused.

It should be recalled that the property has previously been subject to three extensions, viz:

- a single storey addition across the east end of the building adding two ground floor rooms,

- an upper storey added later above this to the full height and width of the building, and

- a single storey extension to the rear of the garage to form a utility room.

These extensions have already resulted in a substantial increase in the external dimensions of the property in relation to the plot size as well as providing a large volume of additional internal living space. However these changes have not impacted at all on the original design concept in which the single storey garage set back from the front elevation represents an effective separation between this and the adjacent property, 6 Sherwood Road.

If the present application is approved, and this separation between the houses provided by the single storey garage is lost, it will completely change the character of the street scene of this part of the road by the visual overdominance of no.8 over no.6 with only minimal separation to the full height of the building, thus creating a situation uniquely at odds with the proper separation provided between other adjacent detached houses in Sherwood Road.

In its decision refusing the antecedent application F2000/2676 the Council relied upon the Loddon Area Local Plan insofar as the proposed extension would produce a unacceptably crowded and terraced effect upon the Sherwood Road street scene. As set out in our previous letter of 1 March 2001 the minor changes proposed for the front elevation of the proposed extension are quite insufficient to overcome this basic objection. In particular when viewed from the road and houses situated opposite no. 8 the slight recessing of the front elevation would have negligible impact in countering this effect.

We note from the file that objections have been received from the occupant of no.7 Sherwood Road situated directly opposite no.8.

Accordingly in our view a decision to now approve the application would thus appear to override the principles of the Loddon Area Local Plan as it applies to this area, setting an unwelcome precedent.

2. Overshadowing and Overlooking

We note that the previously proposed rearward extension of the upper storey beyond the line of the main dwelling house is no longer to be pursued.

However the amended plan does not allay our concern about overlooking and we reiterate that the proposed window in the upper storey is situated so close to the boundary (the end wall of no.6) that significant overlooking of the garden of no.6 cannot be avoided.

3. Parking

If the garage is extended forward at the front of the house then any vehicle parked in the first of the four proposed parking spaces becomes intrusively visible through the front lounge window of no.6. The original design of the parking arrangements for these properties provided a driveway the edge of which was situated 1.2 metres from the boundary. Removal of the intervening space (at present occupied by screening vegetation) in order to site the proposed first carparking space as shown on the plan will permit parking right up to the boundary.

Widening of the driveway to 9.6 metres and consequent loss of the grass verge and lowering of the kerb is not in keeping with the driveway access provisions of other houses in this area.

Please take these observations, together with those set out in our letter of 1 March 2001, into consideration when determining the future of this application. Please let us know if you wish to discuss further any of the above.

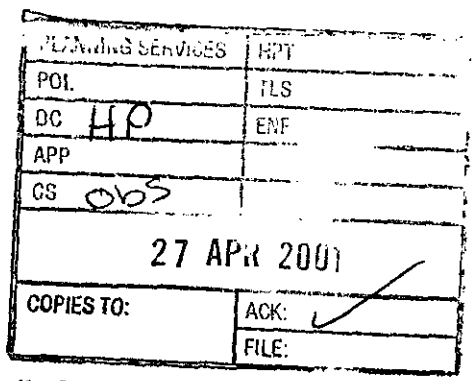
Yours faithfully

N D and M Bishop

BY HAND

7 Sherwood Road
Winnersh
Wokingham
Berks RG41 5NH
23.04.01.

Wokingham Districct Council
Environmental Services Dept.
Planning Servoces
P.O.Box 157
Shute End
Wokingham
Berks RG40 1WR



REVISED PLANS NOTIFICATION
For the attention of John Mitchell, Development Control Manager
Your Ref: Helen Pollock

Dear Sirs,

Application Number F/2001/3291
Site Address: 8, Sherwood Road, Winnersh, Wokingham

Thank you for your letter dated 20.04.01. enclosing revised drawing details for the above numbered planning application.

Whilst the revision shows the planned two storey extension set back from the building line, it does not address the objections raised in my letter dated 26.03.01. When viewed from my house which is directly opposite number 8, the building still assumes the appearance of a large continuous block and takes into account the original double storey extension.

The revision proposes all the original building plan which features a seven bedroom dwelling and will do nothing to remove the congestion of cars as a result of the increased occupancy. This is underlined by the need to retain the disproportionately large number of parking spaces for five cars.

I am informed that Mr. and Mrs. Hopkinson both work from home, something which I understand you are aware of. Should this be the case, it is conceivable that the additional, or existing living space could be reserved as work areas. Hence the requirement for the extra parking spaces to accommodate visiting cars.

It is appropriate to mention that currently several cars park on the grass verge in front of the house causing obstruction to vehicles pulling out of Deerhurst Avenue, when there is of course additional parking available in adjacent street parking lay-bys.

I refer you to all my original objections,

Yours sincerely,

Philip Betts

(RING ONE)

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

App No. f/2001/391 (Planaps) / (Ludhouse) Date Rec. 18/04/01

Location: 8 Sherwood Rd

Parish Winnersh

Applicant: MR + MRS Hopkinson

Description of attached plans Revised plans showing proposed rear gable removed + the 1st floor level of the extension set back in line with the main dwelling house.

Drawing No's: H/867 Rev. B

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: N°S: 6 + 7 Sherwood Rd

MR+MRS Bishop MR Betts

Date for Responses 10 Days

FURTHER ACTION

Expires on 30/4/2001

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

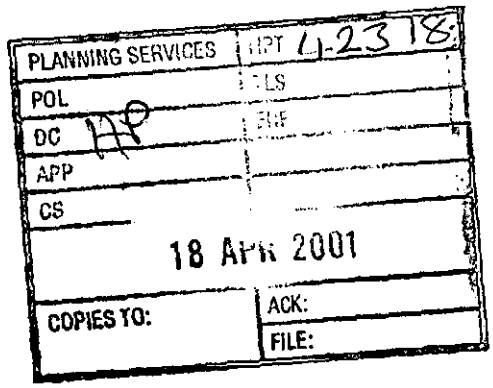
CASE OFFICER Helen P

Consultations Sent by Admin. on 20/4/2001

Yellow - Part One Copy
Green - Officer's Copy

8 Sherwood Rd
Winnersh
12-04-01

Attn: Ms Pollok
Planning Dept.



- Please find 6 copies of <u>further</u> amendments as requested.

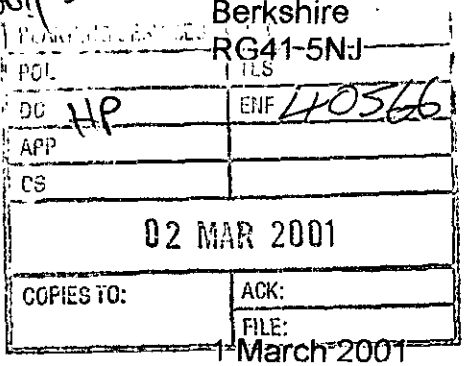
Alistair Gale

-

1.3.01

OBJ 2001/3291

6 Sherwood Road
Winnersh
Wokingham
Berkshire
RG41-5NJ



1 March 2001

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1 WR

For the attention of Miss Helen Pollock

Dear Miss Pollock

Re: Planning Application no. F/2001/3291
8 Sherwood Road, Winnersh

As residents of the adjacent property we wish to make the following comments as the basis of our objections to the above application.

This application differs from prior Application no. F2000/2876, already refused, by proposing only minor changes to the design of the front elevation of the extension.

1. Design and Appearance

The house, which is one of three (nos, 4, 6 and 8 Sherwood Road) constructed originally to a common design on adjacent plots, has previously been extended substantially and is already a large property for the size of the plot. The proposed further extension to form a seven-bedroomed property will, by extending the garage forward and adding a second storey over the extended garage, change substantially the design in relation to the adjacent properties in which the single storey garage set back from the front elevation represents an effective separation between the properties.

The proposed extension will bring the property at its full height of two storeys plus the gable end of the extended roof to within about 1.2 metres (45 - 47 inches) of the end wall of no. 6, this wall being the boundary between the plots, to the interior of which is the principal living accommodation, ie the lounge and dining areas.

The minor and essentially cosmetic changes proposed to the front elevation of the extension are insufficient to overcome the reasons for the refusal of the prior application. The amended proposal still provides for an extension which, as stated in the Appraisal document of the prior application,

> *"would have a large impact upon the street scene increasing the bulk and mass of the house"*

and, considering the closeness to the adjacent no. 6, would still

> *"result in a terracing effect and a detrimental impact upon the street scene of Sherwood Road".*

In this regard it should be noted that although some of the houses in this part of Sherwood Road have been extended in the past this has never been at the expense of a reasonable and effective separation between adjacent houses and has never resulted in the introduction of a terracing effect as proposed in the present application.

2. Overshadowing and Overlooking

In particular the proposed plan shows that the upper storey of the extension projects beyond the existing rear face of the house by about 1.8 metres (6 feet) to a height of about 6.2 metres (20 feet) at the gable end of the proposed pitched roof. There is an existing single storey flat roof extension (added a few years ago) at the rear of the existing garage and it is proposed to add the upper storey by building up on this. However since the rear face of the adjacent no. 6 is in line with the rear face of no.8, and bearing in mind that both face south-west, the proposed upper storey at a mere 1.2 metres distance will present a substantial overshadowing of the rear of no.6 and the patio area, in particular the windows admitting light to the dining area and the bedroom.

In addition the proposed window in the upper storey situated so close to the boundary that significant overlooking of the garden of no.6 cannot be avoided.

Although the objection of Overshadowing and Overlooking was made to the prior application it was not included in the reasons for refusal of that application, notwithstanding that this objection was accepted, in part at least, in the Appraisal document under the heading *Impact on Neighbouring Properties* as follows:

> *"The proposed development ..... would be* ***overdominant*** *and cause a degree of* ***overshadowing*** *to 6 Sherwood Road* ***resulting in a loss of residential amenity*** *to this property."*

The Parish Council in its comment on the application also recognised the undesirability of the projection of the extension stating:

> *" The site line on the two-storey rear extension would be inappropriate".*

In view of the fact that the application does not propose any change to the design in respect of the rearward extension of the second storey our objections and the Appraisal comments remain valid.

3. Parking

If the garage is extended forward at the front of the house then this will have consequences insofar as any vehicle parked in front of the garage is more visible through the front lounge window of no.6. bearing in mind that the house wall forms the boundary which extends forward of the house to the road, and vehicles can be parked right up to the boundary, ie within 1.5 metres of the window.

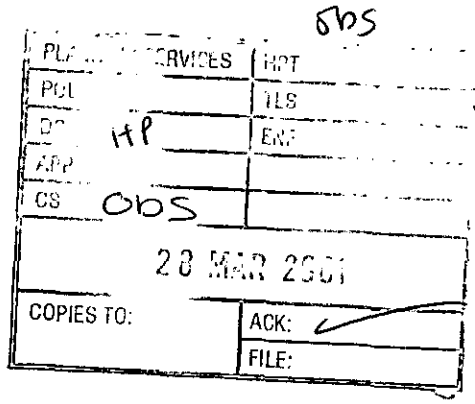
The proposed minor setting back of the front elevation of the extension does nothing to remove our concern on this point.

Additionally the proposed provision of three additional parallel parking spaces at right angles to the road with consequential loss of the grass verge will give a "forecourt" appearance to the property not in keeping with this area of Sherwood Road.

Please take these observations, particularly those set out in section 2 above, into consideration when determining the future of this application. Please let us know if you wish to discuss further any of the above.

Yours faithfully

N D and M Bishop



7 Sherwood Road
Winnersh
Wokingham
Berks RG41 5NH
26.03.01.

Wokingham District Council
Planning Officer
Town Hall
Shute End
Wokingham
Berks RG40 1WJ

Dear sirs,

Re: Planning Application - 8, Sherwood Road, Winnersh.

Following your letter of notification some weeks ago concerning an application for a two storey side extension to the above property, I visited the Council Planning office to examine the proposed work. It was not obvious to me at the time that the extension was extraordinary and that the majority of the new building would be superimposed on the existing garage area.

I have today been informed by a close neighbour that the proposal is for a total of seven bedrooms and parking for six cars, (originally seven). I also understand that a decision will be made this week concerning planning permission.

You will obviously be aware that the original dwelling has already undergone considerable extension to the side and rear and for the size of the plot and in keeping with other houses in the close area, it would seem totally out of proportion to the plot and adjacent houses. It would be reasonable to expect a seven bedroom house with parking for a large number of cars to be situated on a three quarters to one and a half acre plot, not a small plot in a residential road.

The house is situated on a corner site with Deerhurst Ave. and Sherwood Road and visitors to number 8 already cause a dangerous obstruction by parking half on the grass verge and half in the road, close to the junction and creating a blind spot. Many drivers have found difficulty pulling out of Deerhurst Ave. into Sherwood Road due to the obstruction and a similar situation would arise if parking on the driveway of number 8 was extended.

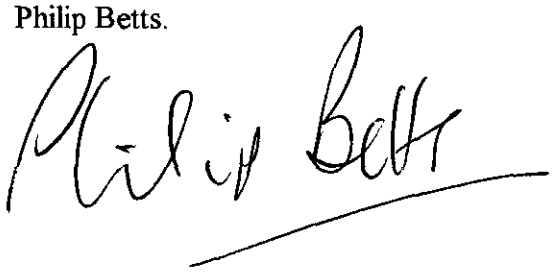
As your detailed Council road map will show, there is already adequate parking in three designated lay-bys, one adjacent to the applicants house and two more within 40 metres of the front of the house. These are not being used by the applicants visitors now, so it is difficult to see how this will improve should more cars be permitted to park on the drive. Should a car within the garage, or closest to the front of the house wish to exit, it will involve the shunting of cars on an already dangerous and congested corner. An accident waiting to happen.

Finally, if and when the applicants should want to put their property on the market, who will control the residential usage of a would be purchaser. A seven bedroom house in a wholly residential road consisting of three and four bedroom houses, will have little general appeal unless it was intended for use as a residential home. There is already one such house close by in Sherwood Road and from the interests of other residents, and the potential to lower the appeal of the property in the area generally, I would sincerely ask you to take this and the points already mentioned into account when arriving at your committee decision.

I trust my letter is not too late for consideration.

Yours sincerely,

Philip Betts.



BY HAND 11.15 Tues. 27th. Mar.

PHONE 0118 9 787064.

WOKINGHAM DISTRICT COUNCIL
PLANNING OFFICE
TOWN HALL
SHUTE END
WOKINGHAM RG40 1WJ.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Helen Pollock **Date:** 08 February 2001

Application Number: F/2001/3291

Proposal: Proposed first floor side extension and two storey rear extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
8, Sherwood Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs Hopkinson .

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).

(1) C04A, R04A.
(2) C122, R122.
(3) Driveway to be widened to 9.6 metres (minimum) and the associated crossing extended to 7.2 metres (min & max). R: 1HSRC.

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

2/3/01

ADDRESS 8 SHERWOOD ROAD PARISH WINNERSH

PLOT No. 6 ORD. SHEET No. SU 86 7870

BUILDER Willett Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
368/56	Mr E.R. Wibberley	Outline	11.9.56	N/A C/A
0/205/59	Mrs J. Bailey & Mr L. Hill	"	8.12.59	N/A C/A
0/247/60	Mr. E. Morgan	"	6.10.60	N/A C/A
0/308/60	"	"	1.12.60	N/A C/A
27/63	Willett Homes Ltd	Detached House	18.4.63	APP C/A
R/124/65	Mr. A.J. Landown	Resite Screen Fence	10.6.65	N/A APP
28657	DR & Mrs G.T. YARRANTON	S/S Side Extns	1.10.87	N/A APP
BRA 4575	MRS L. YARRANTON	DINING/PLAYROOM EXT.	24.3.88	APP
40916	"		18.5.93	C/A
XP/93/1368	"	1ST FLOOR EXT/S/S. EXT.	6.4.93	APP
F/2000/2976	Mr. & Mrs. Hopkinson	1st Floor Side ext 2/st R. ext.	16.01.01.	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 02.FEB.2001* 3291

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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	MR & MRS HOPKINSON 8 SHERWOOD ROAD WINNERSH 9019096
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	Part 2 storey Part first floor extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All to match
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☒ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 7
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.		
	Resubmission £1/2000/2876		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr Hopkinson

Date 31/01/01

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

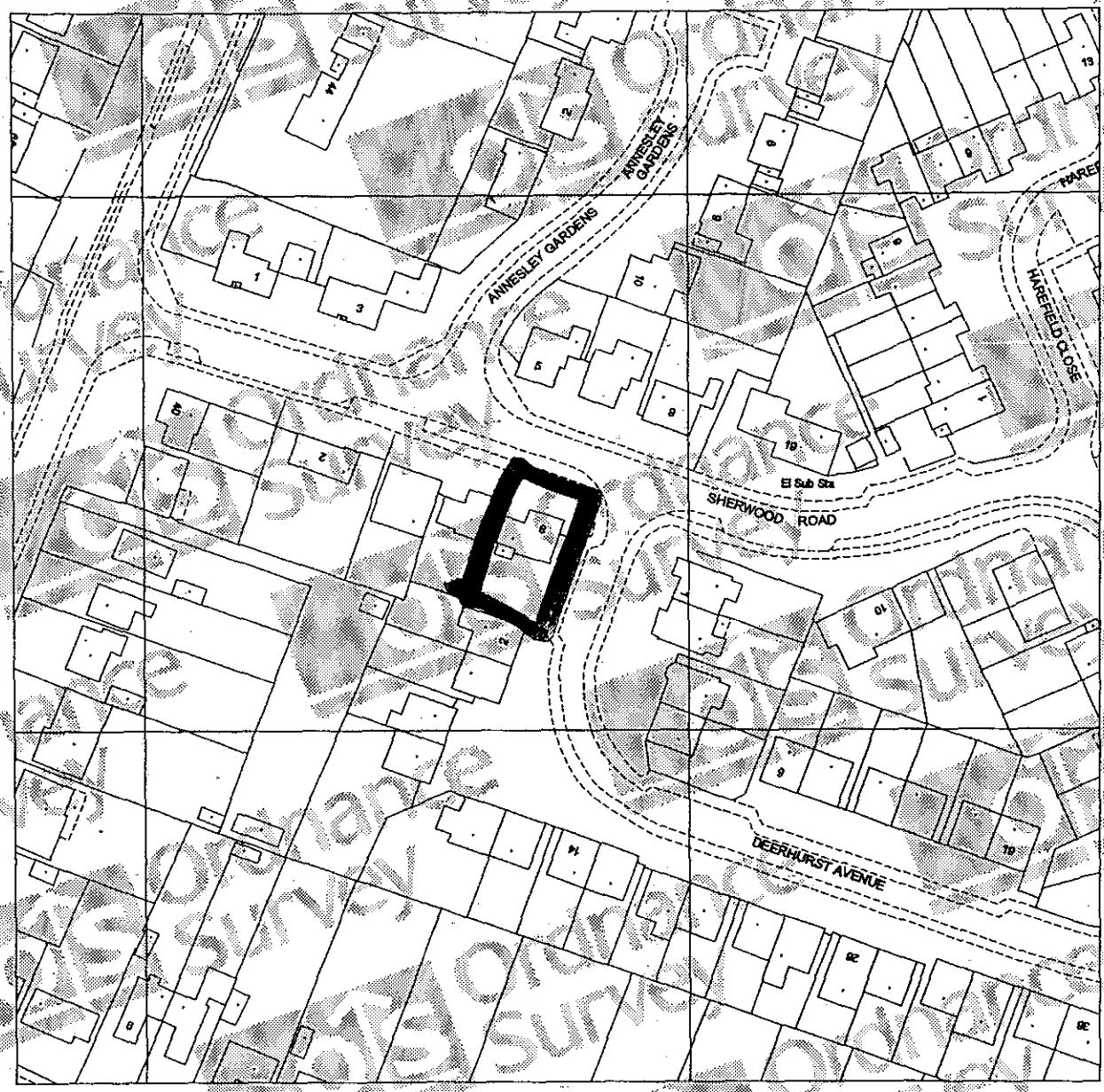
Ordnance Survey

02 FEB 2001 * 3291

Siteplan™

DELEGATED

1:1250 Scale



20 0 20 40 60 80

Metres

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2 - 42 SHERWOOD ROAD, WINNERSH
WOKINGHAM
RG41 5NJ

Centre coordinates : 478375mE 170934mN

National Grid sheet reference at centre of this Siteplan: SU7870NW.

Supplied by : Blackwell's Reading
Serial Number : 2622

Ordnance Survey

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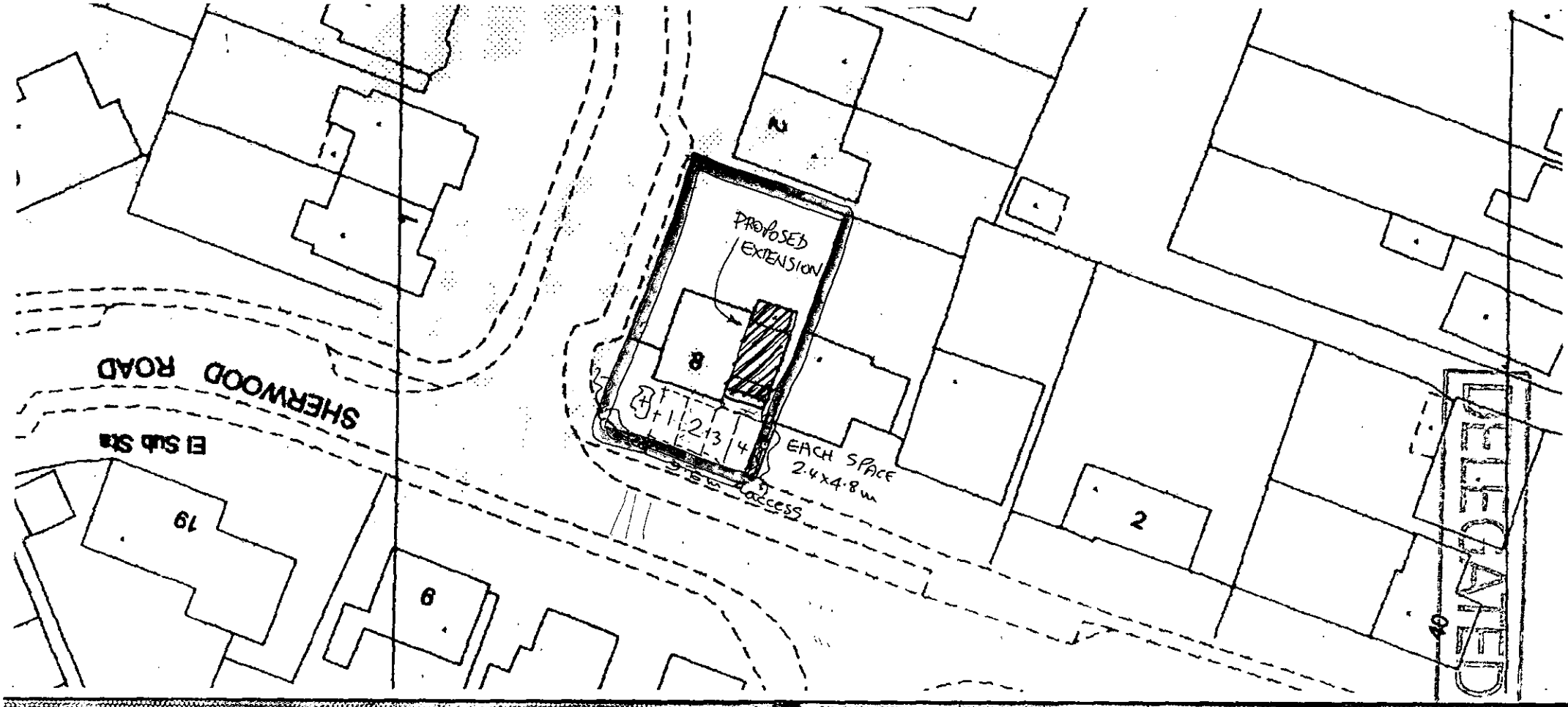
8 SHERWOOD ROAD

WINNERSH

1:500

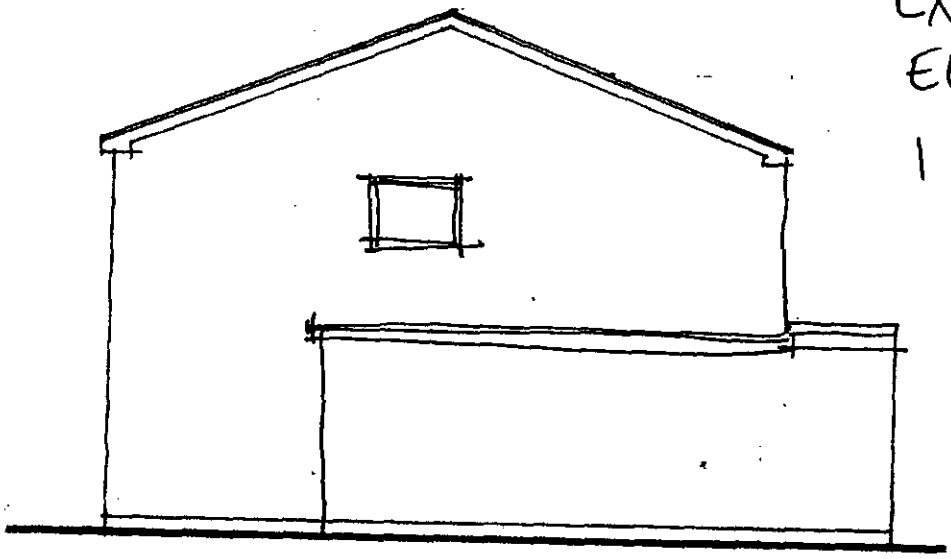


RECEIVED 02.FEB.2001 * 5291

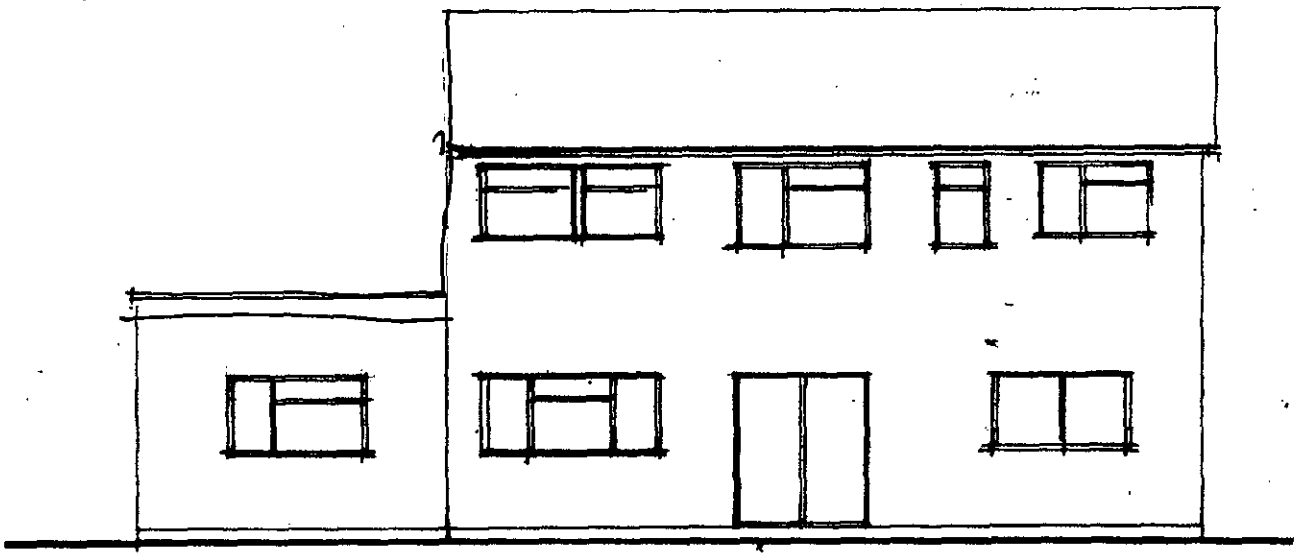
DELEGATED

02.FEB.2001 * 3271

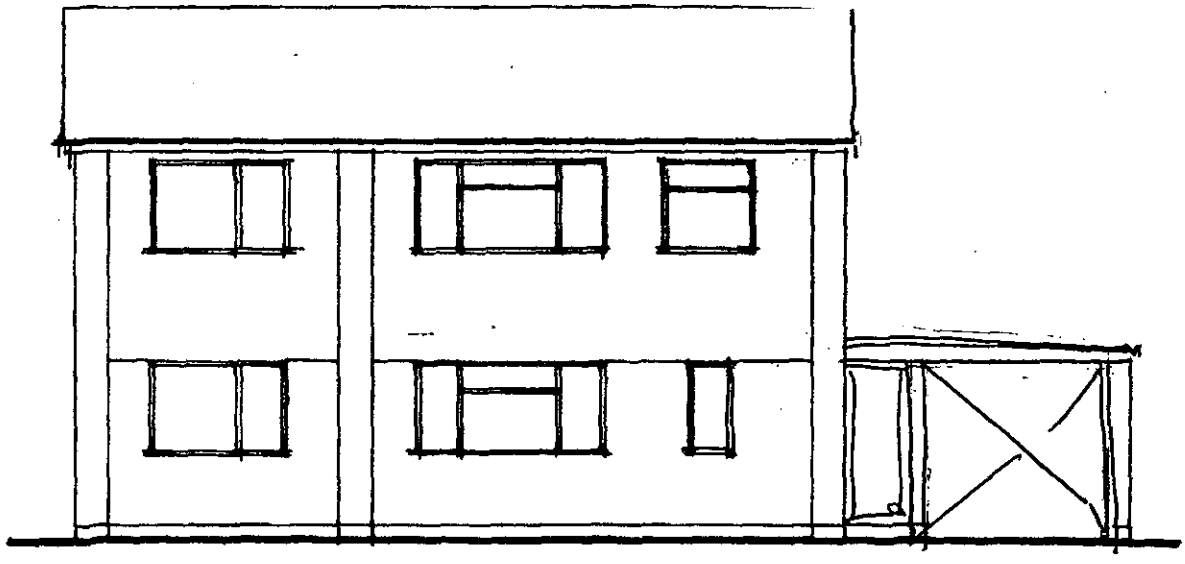
EXISTING
ELEVATIONS
1 : 100



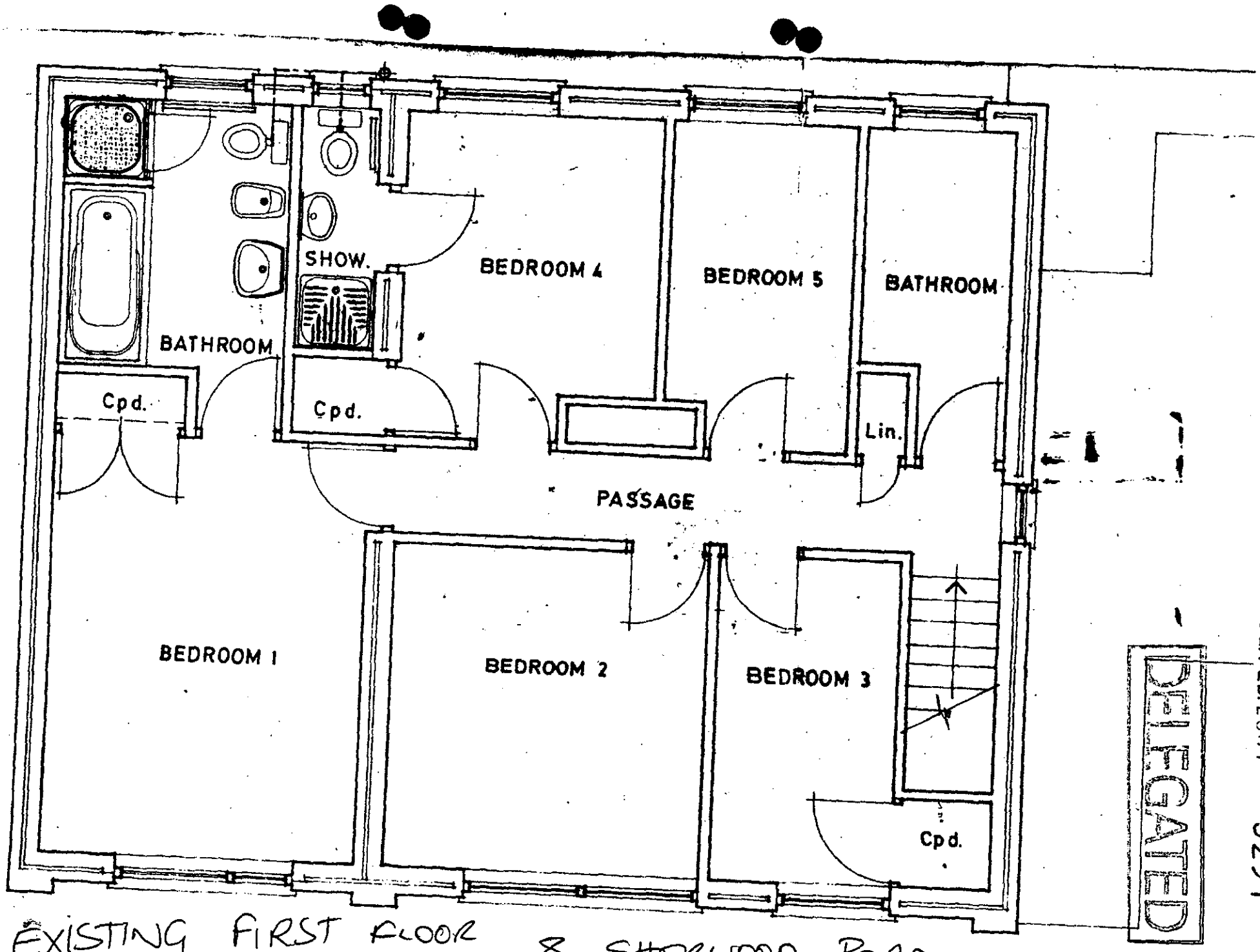
side elevation



rear elevation



front elevation



EXISTING FIRST FLOOR LAYOUT 1:50

8 SHERWOOD ROAD WINNERSH

DELEGATED

02.FEB.2001 5291

FROM: Helen Pollock

DATE: 08 February 2001

- 9 FEB 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3291

Proposal: Proposed first floor side extension and two storey rear extension to dwelling..

Site Address: 8, Sherwood Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Hopkinson .

Your observations are required in respect of this application **by 04/03/2001** .

Whilst not objecting to this application, the Committee commented that:

1 The site line on the two storey rear extension would be inappropriate

PLANNING SERVICES
POL
DC
APP
CS
14 FEB 2001
COPIES TO:

SIGNED: _____ DATE: 13-2-01

pp Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2001
Officer: HP	Application No. F/2001/3291

Map No. 60 **Site** 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING & TWO STOREY REAR EXTENSION.

Location: 8 SHERWOOD ROAD

Parish: WINNERSH Ward: Winnersh ✓ 8/4

Applicant: MR/MRS HOPKINSON
resubmission 2000/2876 — refused

Fee Received 00-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Reid PM 1.2.01

8 Sherwood Rd
Winnersh
Thursday 1st Feb

02.FEB.2001* 3291

Attn: Planning Dept.

Please find new application for a revised extension.

The amendments consist of moving the side extension 600 mm from the front at ground level & 1200 mm from first floor level.

Hopefully, this will now be put forward for approval.

M Highgate

ADDRESS 8 SHERWOOD ROAD PARISH WINNERSH

PLOT No. 6 ORD. SHEET No. SU. 7870 (60)

BUILDER Willett Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
368/56	Mr E.R. Wibberley	Outline	11.9.56	N/A C/A
O/205/59	Mrs J. Bailey & Mr L. Hill	"	8.12.59	N/A C/A
O/247/60	Mr. E. Morgan	"	6.10.60	N/A C/A
O/308/60	"	"	1.12.60	N/A C/A
27/63	Willett Homes Ltd	Detached house	18.4.63	APP C/A
R/124/65	Mr. A.J. Lansdown	Resite Screen Fence	10.6.65	N/A APP
28657	Dr & Mrs G.T. YARRANTON	S/S Side Extns	1.10.87	N/A APP
APP 45 75	MRS E. YARRANTON	DINING/PLAYROOM EXT.	24.3.88	APP
40916	"		18.5.93	C/A
XP/93/1368	"	1ST FLOOR EXT/S/S EXT.	6.4.93	APP
F/2000/2876	Mr. & Mrs. Hopkinson	1st Floor Side ext 2/st R. ext.	16.01.01.	REF.

DATE OF COMPLETION

MINISTRY DECISION

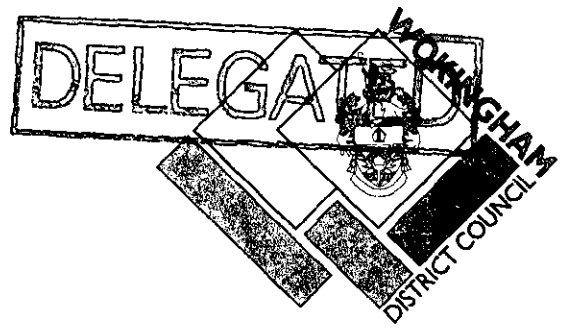
SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 02.FEB.2001 * 3291

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	MR & MRS HOPKINSON 8 SHERWOOD ROAD WINNERSH 9019096
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	Part 2 storey Part first floor extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All to match
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: 5	Proposed: 7
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.		
Resubmission F/2000/2876		
c Six copies of each set of plans and drawings listed below.		
• 1:2500 scale location plan with the site outlined in red		
• 1:500 scale site layout plan		
• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

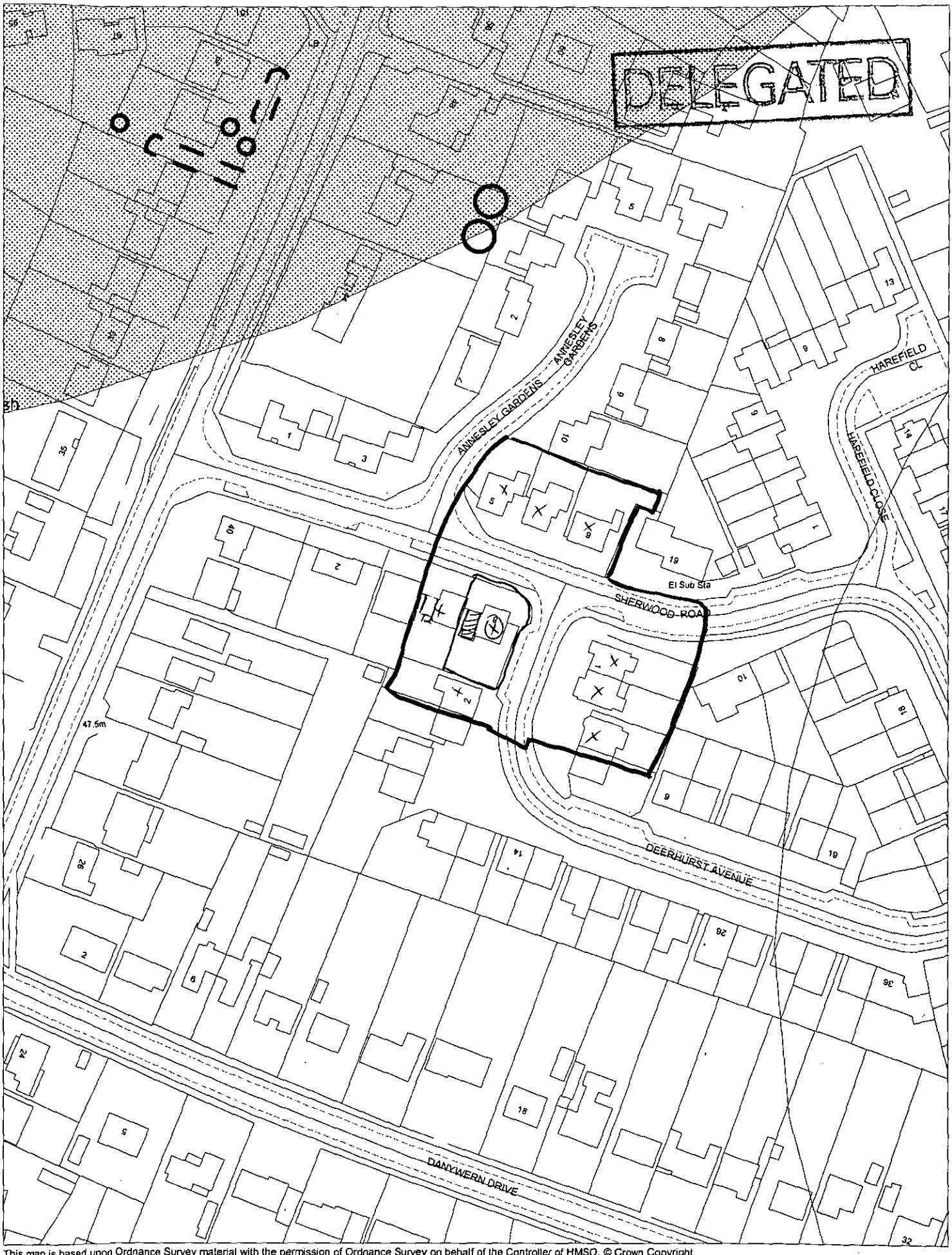
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr Hopkinson

Date 31/01/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2001

Scale: 1 : 1250

N W E S

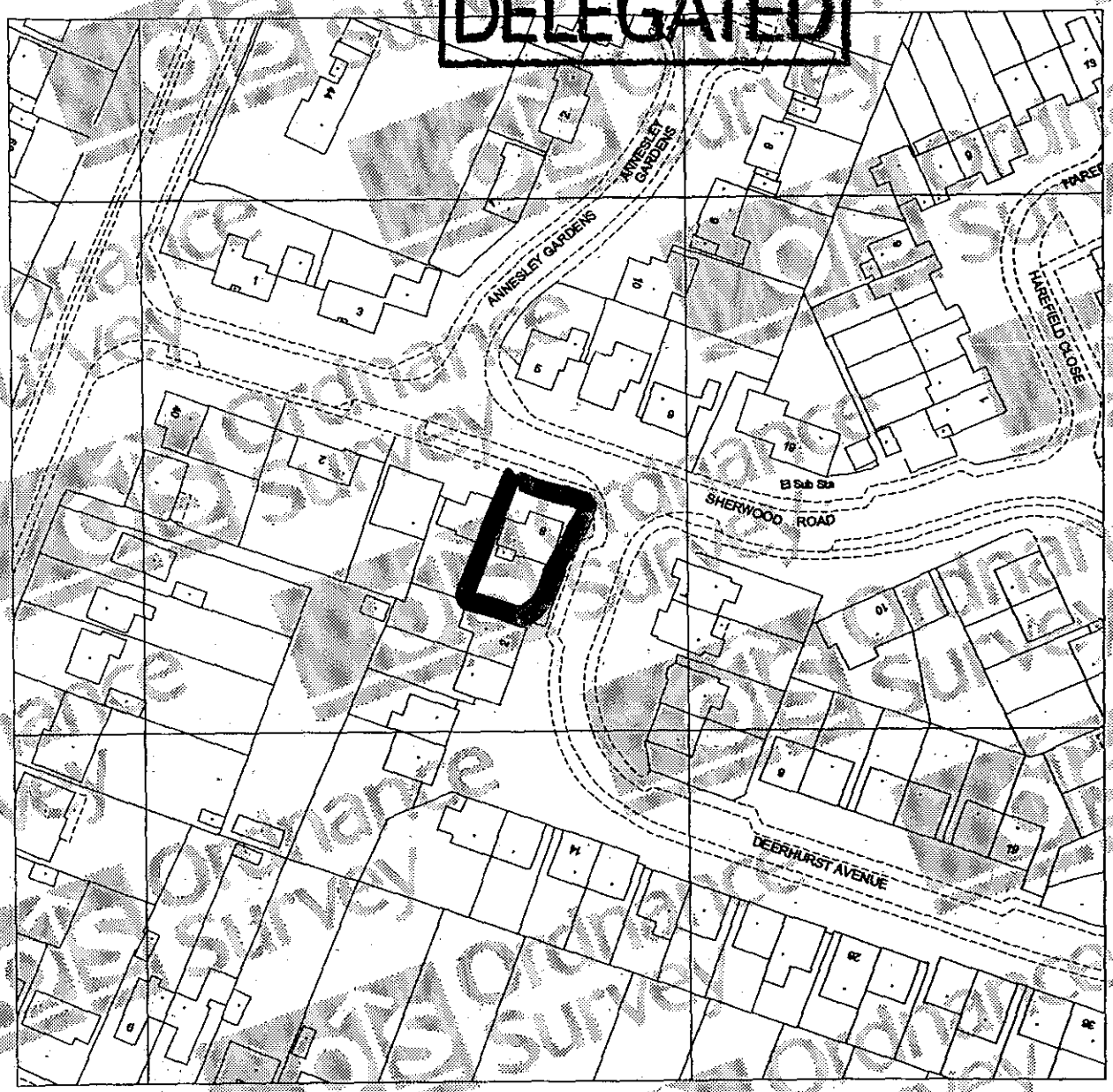
Ordnance Survey®

02 FEB 2001 * 3291

Siteplan™

1:1250 Scale

DELEGATED



20 0 20 40 60 80

Metres

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2 - 42 SHERWOOD ROAD, WINNERSH
WOKINGHAM
RG41 5NJ

Centre coordinates : 478375mE 170934mN

National Grid sheet reference at centre of this Siteplan: SU7870NW.

Supplied by : Blackwell's Reading
Serial Number : 2622

Ordnance Survey

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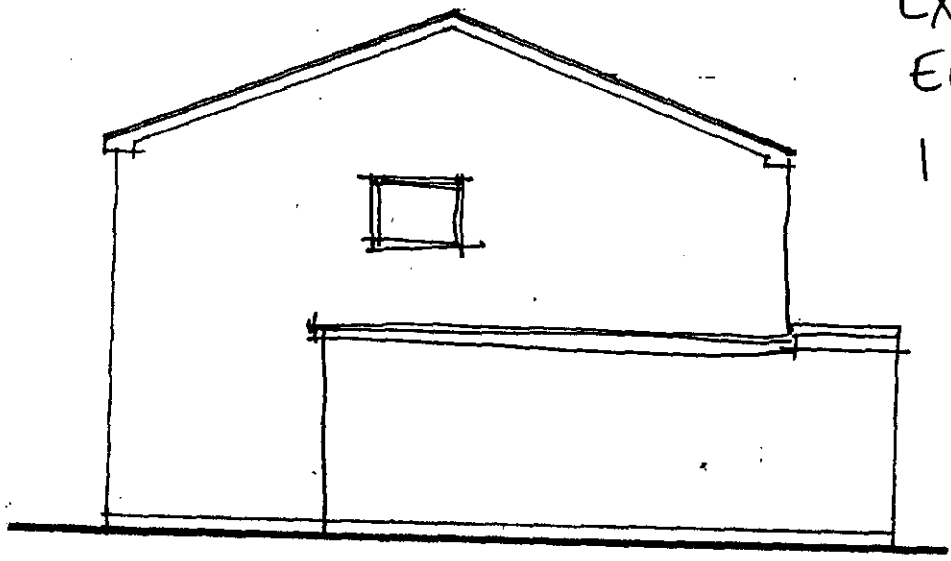
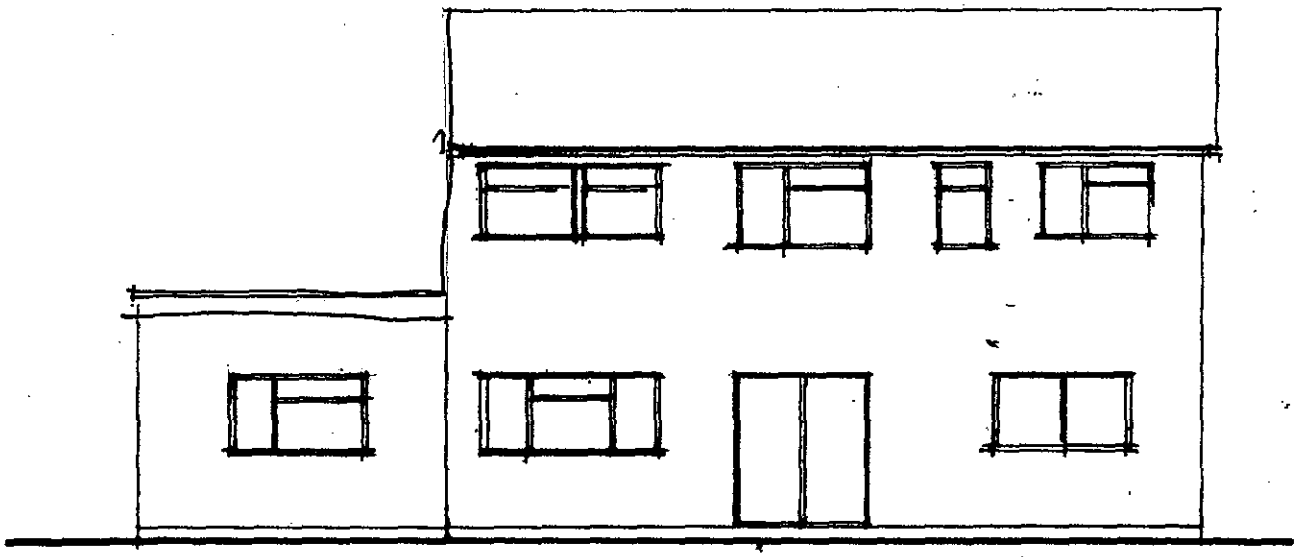
02.FEB.2001* 3291

EXISTING
ELEVATIONS
1 : 100

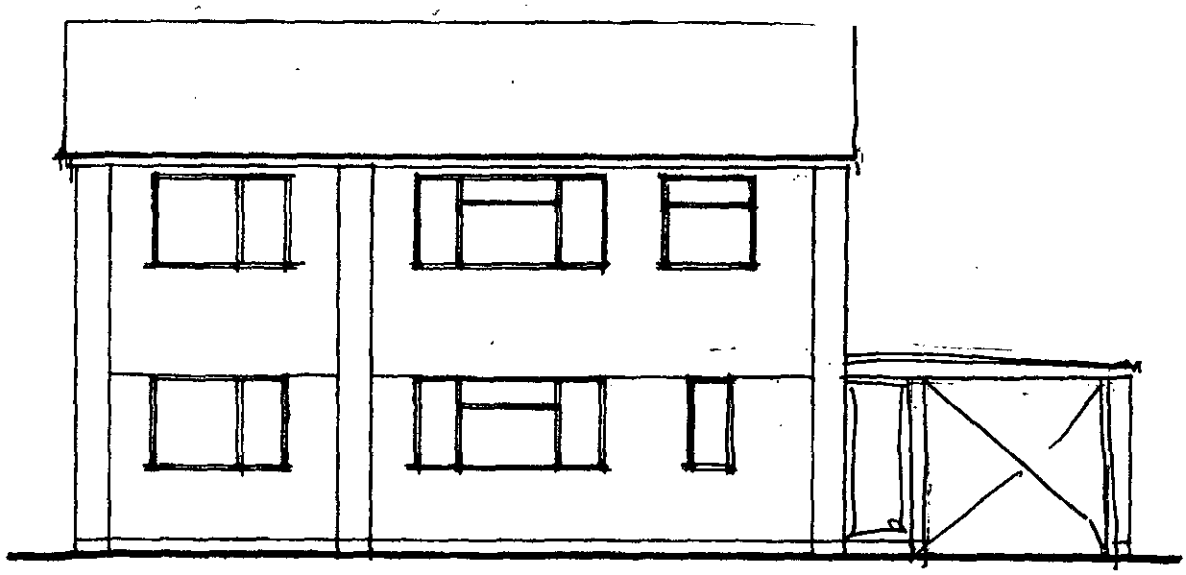
DELEGATED



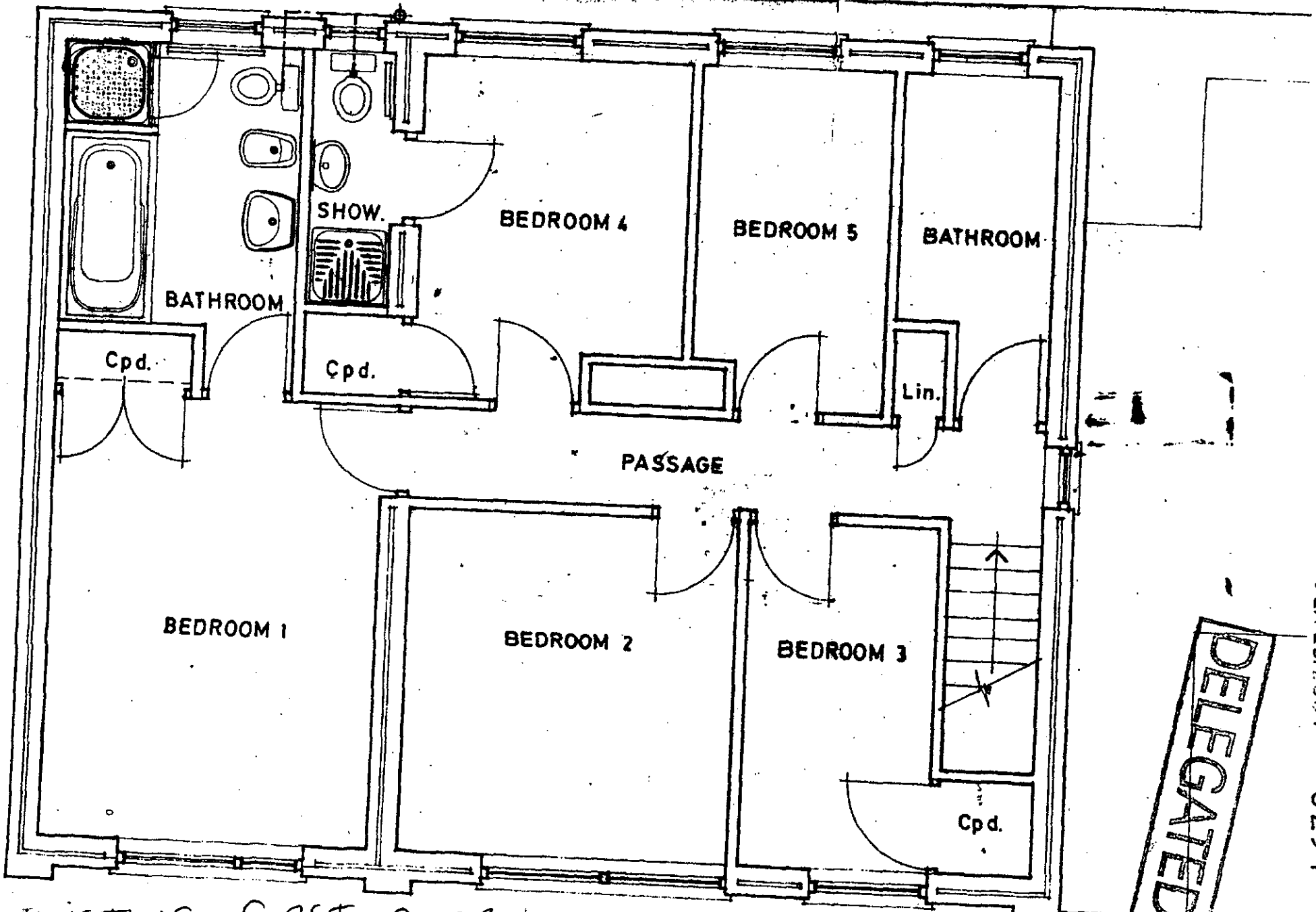
side elevation



rear elevation



front elevation



EXISTING FIRST FLOOR LAYOUT 1:50

8 SHERWOOD ROAD WINNERSH

DELEGATED

02.FEB.2001 * 3291

8 SHERWOOD ROAD

WINNERSH

1:500

