APPLICATION NO:

F/2000/2895

LOCATION:

14 St. Barnabas Road, Reading.

APPLICANT:

Mr & Mrs J Gilbert C/O Andesign

PROPOSAL:

Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 19/01/2001

CASE OFFICER: **George Allpress**

REFUSED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Gilbert
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2895

Parish: **SHINFIELD**

Location: **14, St. Barnabas Road, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extension would by reason of its size and proximity result in the loss of amenity to the occupants, and future occupants of the neighbouring dwelling, namely no. 12 St Barnabas Road. The application would therefore conflict with the Loddon Area Local Plan policies LBE1 and LBE2 and with the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Informative

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

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 12/01/2001

Notice checked by: _____

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

REFUSED. Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2895	GA
BUILDING CONTROL NUMBER.	A 2000/1343	Alan
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	14 St Barnabas Rd SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	12/1/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/1/01	

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	

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

Tel: 0118 974 6442

Date: **05 December 2000**

My ref: F/2000/2895

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/2895
14, St. Barnabas Road, , Reading.
Proposed 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2895**
14, St. Barnabas Road, , Reading.
Proposed 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 Pollock

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

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

Tel: 0118 974 6442

Date: **05 December 2000**

My ref: F/2000/2895

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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14, St. Barnabas Road, , Reading.
Proposed 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 Patman

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

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

Tel: 0118 974 6442

Date: **05 December 2000**

My ref: F/2000/2895

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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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Application Number: F/2000/2895
14, St. Barnabas Road, , Reading.
Proposed two storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2895**
14, St. Barnabas Road, , Reading.
Proposed 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 Bryant

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

Received by Wokingham District Council

Application No: F/2000/2895

Proposal:
Proposed two storey rear extension to dwelling.

Location:
14, St. Barnabas Road, , Reading.

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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2000. Written comments submitted will become available for public inspection.

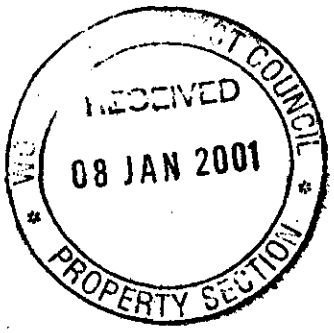
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 December 2000

FROM
~~To:~~
Property Dept

TO
~~From~~: George Allpress Development Control.



Date: 04 January 2001

Application Number: F/2000/2895

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
14, St. Barnabas Road, , Reading.

Applicant:
Mr & Mrs J Gilbert C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

We have no objection to this application - both No.14 and No.16 St. Barnabas Road have been sold and the Council no longer retains any adjoining land ownership which would be affected by this proposal.

Regards

Daniel Cowin

Estates Surveyor
PROPERTY SERVICES

WORK SHEET FOR: George Allpress

Application Number: F/2000/2895

Applicant: Mr & Mrs J Gilbert C/O Andesign.

Location: 14 St. Barnabas Road, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		13/12/00

Date of Neighbour Notifications : 05/12/00

Date of Site Visit : 14/12/00

Date Registered : 24/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000
03/01/00 (GA)

This application will have expired on: 19/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval - commented that although the driveway and crossing need to be 4.8 metres minimum to comply with our standards, in this instance and without prejudice to our standards it is considered unnecessary to widen to this extent as sufficient parking could be achieved 'off-road' without doing so.

At the time of writing no further comments have been received.

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

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

Application Number: F/2000/2895

Appraisal :

The application property is a semi-detached former local authority house. The property is an attractively designed dwelling which is situated on an estate of similarly designed houses.

The application proposes a two storey rear extension being part width and in part oversailing the end flank wall of the dwelling.

The extension is somewhat unusual in design, but there are not considered to be any street scene implications as the extension is largely hidden from the public domain being open to private rear garden views only. The part of the extension that would be visible from the street is not so dissimilar to similarly designed four bedroom houses opposite.

There is considered to be sufficient separation between this and the unattached neighbour, no.16 to ensure no harm in terms of daylight or overbearing sense of enclosure, and moreover, no.16 lies to the south of the application property. Hence there would be no material loss of sunlight.

However, the extension is, because of its proximity to the boundary with the attached neighbour no.12, considered to both result in an overbearing sense of enclosure and because of the orientation of the two dwelling would result in a material loss of sunlight and daylight to that property.

The application is therefore recommended to be refused.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/2895
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~Reasons for Refusal
1			The proposed extension would by reason of its size and proximity result in the loss of amenity to the occupants, and future occupants of the neighbouring dwelling, namely no.12 St. Barnabas Road. The application would therefore conflict with the following policies: The Loddon Area Local Plan Policy LBE1 and LBE2, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
N16			The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 14 St Barnabas Road, Reading.

APPLICATION NUMBER: F/2000/2895

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising small estate of semi-detached two storey houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.12 to the north and unattached no.16 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Side and front parking for two cars.
LEVELS	Level.
BOUNDARY TREATMENT	Timber fencing
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 05 December 2000

Application Number: F/2000/2895

Proposal: Proposed two storey rear extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
14, St. Barnabas Road, , Reading.

Applicant:
Mr & Mrs J Gilbert C/O Andesign.

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.

Comment.

Although the driveway and crossing need to be 4.8 metres minimum to comply with our standards, in this instance and without prejudice to our standards it is considered unnecessary to widen to this extent as sufficient parking could be achieved 'off-road' without doing so.

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

18/12/00.

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2895 relates.

Address of site 14 ST BARNABAS RD

SHINFIELD READING RG2 8ED

Signed T Gillon .

Date 13.12.00 .

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 NOV 2000
Officer: GA	Application No. F/2000/2895

Map No. 52 Site 002

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 14 ST BARNABAS ROAD

Parish: SHINFIELD Ward: Shinfield 5.12.2000 B

Applicant: MR/MRS GILBERT

Fee Received 95-00 (1) 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 : 5.12.2000 B 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 + 12, 16, 10 St Barnabas Road, Shinfield ✓

Environmental Services

For office use only.
Application number: 24.NOV.2000* 2895

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS J. GILBERT
	Address and postcode	14 ST BARNABAS ROAD SHINFIELD, BERKS RG2 8ED
	Phone number	9611597
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	TWO STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒	No ☐

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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS J. GILBERT

Date 23/11/2000

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

ADDRESS 14 ST. BARNABAS ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU. 7370 (5Y)

BUILDER

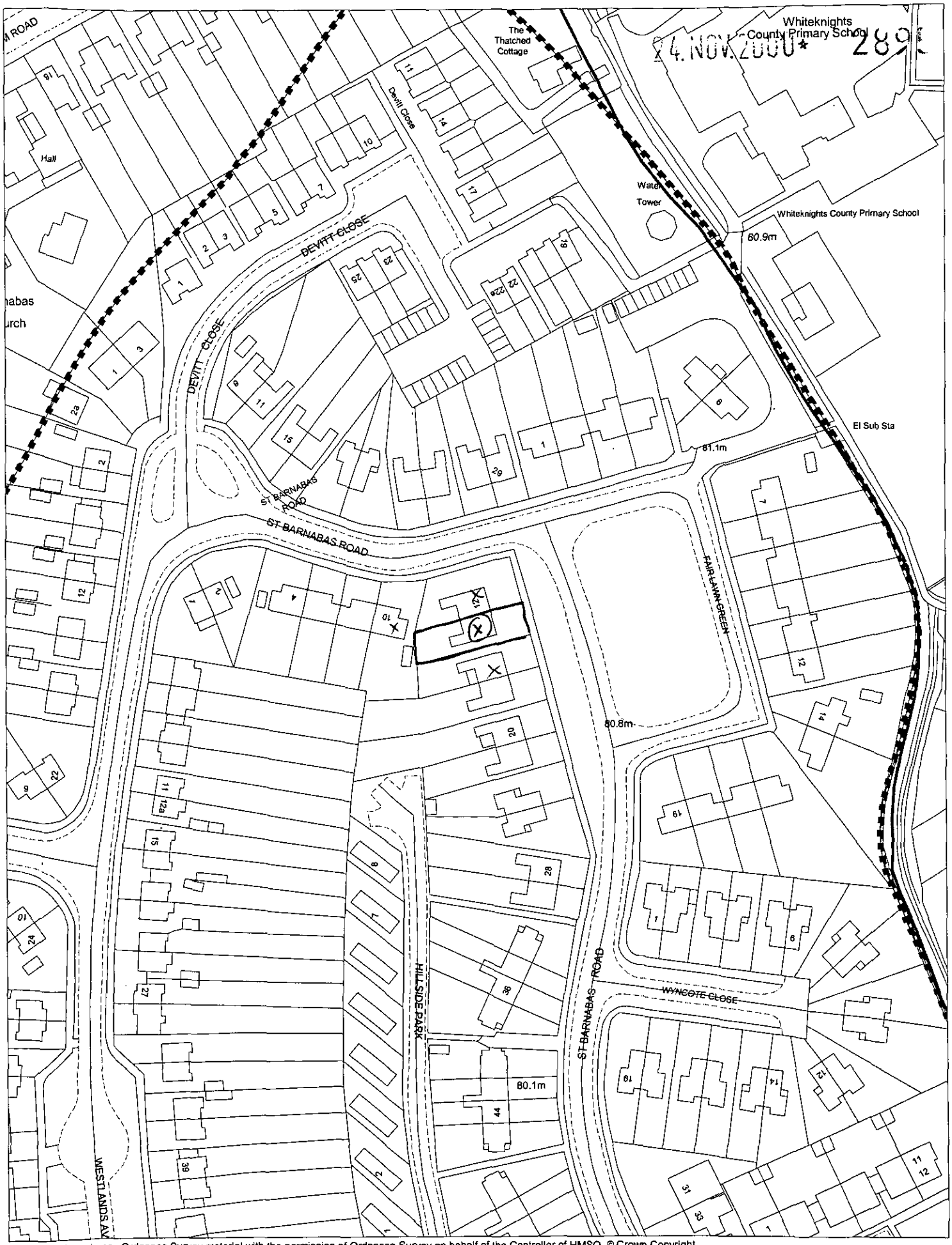
Plan No.	Applicant	Description of Development	Date of Decision	Decision
120/49	F.M. Gant Estates Ltd	Layout	6.5.49	N/A. c/A.
71/50	Wokingham R.D.C.	Semi/Det. Hses	16.8.49	App App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

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