APPLICATION NO:
F/2001/3808

LOCATION:
45 Malone Road, Woodley Reading.

APPLICANT:
Mr Newell C/O P Roe

PROPOSAL:
Proposed two storey side extension and sing storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **24/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/06/2001

CASE OFFICER: **George Allpress**

REFUSED

D1 220

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Newell
C/O P Roe
8 Manor House Court
Heath Road
Reading
Berkshire

Application Number: F/2001/3808

Parish: **WOODLEY**

Location: **45, Malone Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension and single storey front 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 proposal would because of the raised gable end and roof design lead to a terracing of this and the adjacent property to the detriment of the street scene. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policy LBE1 and with policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

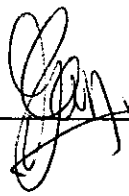
Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/06/2001

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.

Received by Wokingham District Council

Application No: F/2001/3808

Proposal:
Proposed two storey side extension and single storey front extension to dwelling.

Location:
45, Malone Road, Woodley, 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 24/05/2001. 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

30 April 2001

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

Tel: 0118 974 6442

Date: **30 April 2001**

My ref: F/2001/3808

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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/2001/3808
45, Malone Road, Woodley, Reading.
Proposed two storey side extension and single storey front 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/2001/3808**
45, Malone Road, Woodley, Reading.
Proposed two storey side extension and single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

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

Tel: 0118 974 6442

Date: **30 April 2001**

My ref: F/2001/3808

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3808**
45, Malone Road, Woodley, Reading.
Proposed two storey side extension and single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6442

Date: **30 April 2001**

My ref: F/2001/3808

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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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Application Number: F/2001/3808
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3808**
45, Malone Road, Woodley, Reading.
Proposed two storey side extension and single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

REFUSED. finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3808	SA
BUILDING CONTROL NUMBER	RP 2001/1796	Martin
~~APPLICANT~~/AGENT	Mr P. Roe.	
ADDRESS OF SITE	45 Malone Road Woodlea	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. rs/s front.	

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	4/6/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/7/01	

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: George Allpress

Application Number: F/2001/3808

Applicant: Mr Newell C/O P Roe.

Location: 45 Malone Road, Woodley, Reading.

Proposal: Proposed two storey side extension and single storey front extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		03/05/01

Date of Neighbour Notifications: 30/04/01

Date of Site Visit : 17/05/01

Date Registered : 18/04/2001

Earliest Date for Decision : 24/05/2001

Latest Consultation Date/Site Notice Expiry Date : 24/05/2001
28/05/01 (GA)

This application will have expired on: 13/06/2001. 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 subject to appropriate conditions.

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, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3808

Appraisal :

The application property is a semi-detached single family dwelling which is situated on the south side of road. The application property is one of a small group of semi-detached houses that are of a distinctive design, 'L' shaped in plan form, the application property having a front facing gable (facing the street) and the attached neighbour with a side gable. The building envelope of each pair is repeated, with the gable side end of no.47 facing the application property and the gable front of no.48 facing the street. The garage of the application property and that of no.47 are attached.

The application proposes building over the site of the existing garage at two storeys infilling to the shared boundary. The front elevation at first floor level would be set back behind the existing elevation with the roof having a side facing gable end.

The current application follows pre-application advice, by Council's letter dated 15th March 2001. The advice given was that a first floor extension could be considered acceptable, but the enquirer's attention was drawn to design concerns which noted that: you have set the first floor back from the front building line by 0.6 m which would lower the ridge height. However, we would be concerned over the possible 'terracing effect' within the streetscene given that you would be building right up to the neighbouring boundary". A hipped roof was therefore suggested.

The application has been submitted with a gable roof, the applicant citing nearby examples as reason to allow the application as an exception to the pre-application advice.

Irrespective of the examples shown, the proposal is considered on its merits to harm the street scene. The application property and the similarly designed adjacent ones are distinctive in their character and that is a semi-detached one. It is therefore considered appropriate that some element of visual separation is maintained and a hipped roof would achieve this. The application proposes a shallow first floor set back, just 0.6 metres deep it is therefore considered all the more important that the roof is hipped. If the proposed design were repeated on the adjacent dwellings a solid terrace group would be formed where at present they are semi-detached houses. The application is therefore unsympathetic to the character and appearance of this location and therefore to harm to the street scene.

Neighbour amenity is not considered at issue, the relationship of the proposed extension to the neighbouring property is accepted throughout the District. No.47 has no principle habitable room windows.

The Loddon Area Local Plan Policy LBE1, requires new development to be of a high standard of design which is appropriate to the character of the area. The application proposal is considered to conflict with this policy.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

Recommendation: Approval: ☐ **Refusal:** ☑
(tick appropriate box)

John,

I agree with George (+ Natalie's pre-app) that a change to a hipped roof is necessary to avoid terracing.

Hence, I agree with recommendation to refuse pp / MMe.

Application Number: F/2001/3808

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The proposal would because of the raised gable end and roof design lead to a terracing of this and the adjacent property to the detriment of the street scene. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Mitchell
4/6/01

RECORD OF SITE VISIT

SITE ADDRESS: 45 Malone Road, Woodley, Reading.

APPLICATION NUMBER: F/2001/3808

OFFICER: George Allpress

DATE OF SITE VISIT: 17/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.43 to the east, unattached no.47 to the west - no other properties within immediate vicinity of the proposed extensions.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage with front parking for two.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front fencing elsewhere
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 30 April 2001

Application Number: F/2001/3808

Proposal: Proposed two storey side extension and single storey front extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
45, Malone Road, Woodley, Reading.

Applicant:
Mr Newell C/O P Roe.

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 (INSERT: '... turning space for 2 vehicles herein approved...'), R122.

Signed: _____ **Print name:** Adam Coggins 4/5/01

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



PLEASE USE Y[illegible]

P[illegible]

Business reply service
License no. RG147

1

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BR

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2001/3808 relates.

Address of site 45 HALONE ROAD, WOODLEY, READING, BERKS, RG5 3NL.

Signed Aswell

Date 3/5/01

(*) PRE-APP (*)
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2001

Officer: GA | Application No. F/2001/3808

Map No. 46 Site 003

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED TWO STOREY SIDE + S/S FRONT EXTENSION TO DWELLING

Location: 45 MALONE ROAD

Parish: WOODLEY Ward: SOUTHLAKE

Applicant: MR NEWELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	Parking layout		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation (porch)		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment		
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:

.....
.....
..... Pre-app attached .....

NEIGHBOURS:

..... S/N + see map .....

18 APR 2001 3808

Wokingham District Council
Environmental Services Department
Planning Services
PO Box
Shute End, Wokingham
RG40 1WR

45 Malone Road
Woodley
Reading
Berkshire
RG5 3NL

10 April, 2001

Dear Ms Brown

Please find enclosed my application in respect of the above proposal.

We have incorporated a number of the design features recommended in your correspondence dated 15 March 2001, ref. NB/MLT/Woodley/Pre.Application. However, we have been unable to adopt a hipped roof design as it is felt that this would significantly reduce the width of the first floor accommodation to bedroom 3. Furthermore, this style of roof would require regular maintenance (gutters, facia, soffit) which would be problematic from an access viewpoint in relationship to the adjoining property.

Whilst, we note your comment regarding the "terracing effect" a gable roof may have on the streetscene we have endeavoured to minimise the impact of the proposals on the neighbouring properties by reducing the ridge height and setting back our proposals.

We have included with our application a number of situations within the vacinity where similar proposals have been constructed with gable end roof designs. Therefore, we are unsure why the Planning Department would not look sympathetically at our proposal.

Finally, although we are converting the existing garage off road parking spaces will accommodate the parking criteria which will fulfil the planning regulation.

I trust you will view my application favourably and if I can be of any further assistance do not hesitate to contact me.

Yours sincerely

L L Newell

pp.

L Newell

Properties in the local area with similar extensions

Re. Proposed first & second floor extension to 45 Malone Road, Woodley
For Mr & Mrs L Newell



This semi-detached house is in Malone Road, it shows a second floor extension over the garage with a gable end roof.



This is a detached house in Antrim Road which shows a second floor extension over the garage with a gable end roof.



This shows two separate semi-detached houses in Campbell Road, which have been joined on the second floor over a garage port. (Completed 2000)

18.APR.2001 * 3808

1) ADDRESS 45 MALONE ROAD PARISH WOODLEY

PLOT No. 338

ORD. SHEET No. SU 7572 (46

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. Cl
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refu
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. Clk
R/238/61	J. T. Cook & Son Ltd -	Layout of Rds & Sewers	30/11/61	App. App
5/62	"	Semi/Det. House	25/1/62	App. Refu
38/62	" / Revised Layout	- Semi/Det. House	14/6/62	App. Clk
R/102/62	" / Part	Layout of Rds & Sewers	12/7/62	App. Cl
170/61	" / Foul	Sewer plans & Sections	5/10/61	App. Clk
R/306/64	Mr. G. P. Crowdy	Garage	26/11/64	App. Cl
BR 102	Mr. C. S. Tempero	Ext. to Garage	5/2/74	Refuse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

2) ADDRESS 45 MALONE ROAD PARISH WOODLEY

PLOT No. 338.

ORD. SHEET No. SU 7572 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00170	Mr. C. Tempero.	Enlarge kitchen + add garage	14.3.74	N/A C/A
BR 354	" "	DITTO	8.4.74	Rpp N/A.
BR 7179	"	CONSERVATORY	21.9.77	App. N/A
07070	"	"	27.10.77	N/A C/A
25324	"	GARAGE/PORCH/1ST FLOOR	19.5.86	C/A
BRA 392	"	1ST EXTENSION	10.4.86	RAR N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEng - 2/st side ext & porch 15.03.01 (Y)

DRAINAGE

Environmental Services

For office use only.
Application number: 18.APR.2001 - 3008

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. L NEWELL
	Address and postcode	45. MALONE ROAD WOODLEY READING RG5 3NL
	Phone number	01189 628608
	Agent's Name	P. ROE
	Address and postcode	8. MANOR HOUSE COURT HEATH ROAD READING.
	Phone number	01189 263588.
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 I above REF. LOCATION/BLOCK PLAN
4	Give brief details of the proposal for example, two storey side extension About the application	TWO STOREY SIDE 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.	RED/BROWN BRICK TO MATCH EX. BROWN CONCRETE INTERLOCKING TILES.
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: 3.
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. 1:1250 ✓		
	• 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

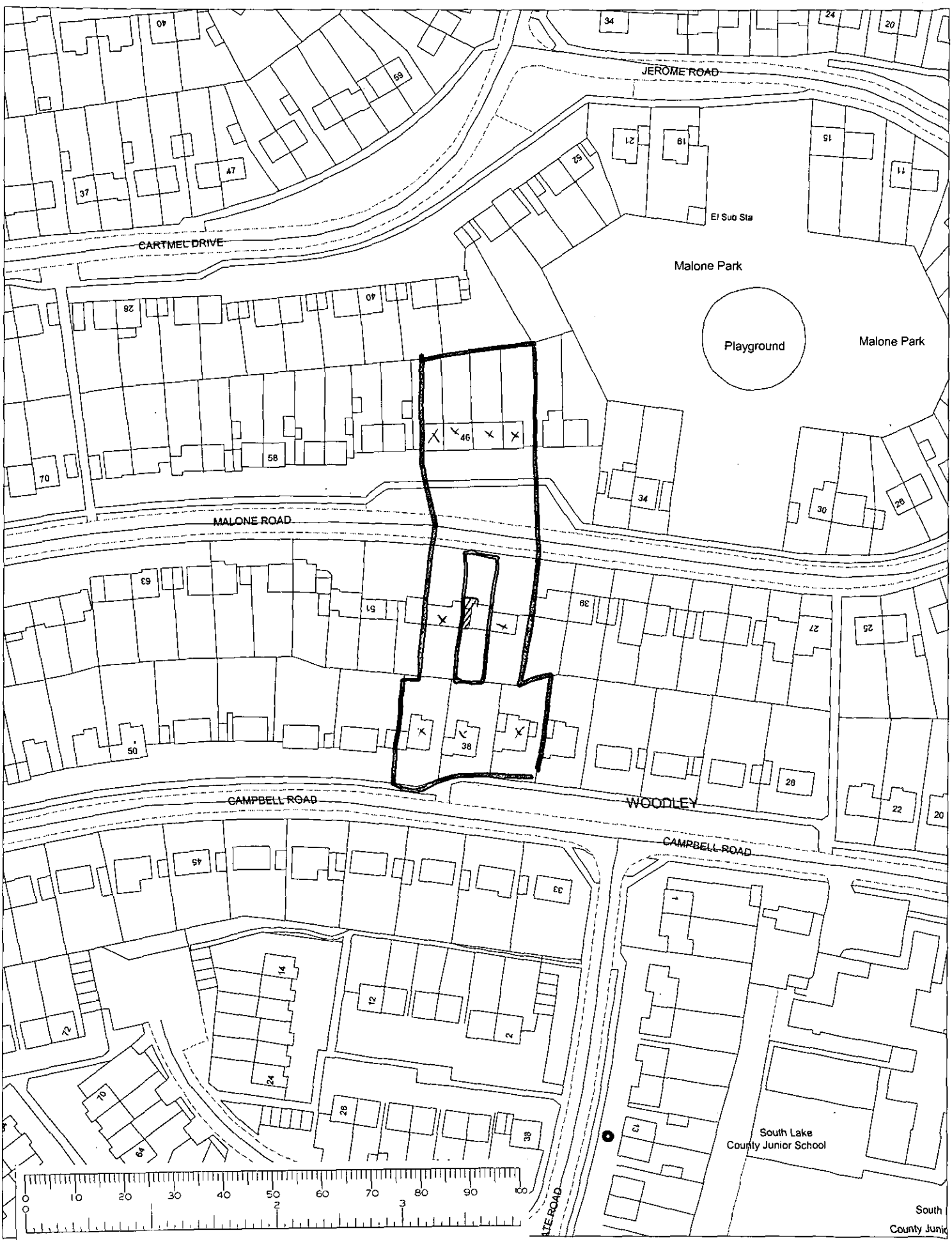
None of the land forms part of an agricultural holding.

Your signature: Chilwell

on behalf of

Date 10-4-01

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.

25 April 2001

Scale: 1 : 1250

N
W E
S