APPLICATION NO:
F/2000/2959

LOCATION:
26 Highfields, Earley Reading.

APPLICANT:
Mr E Cookson C/O John R Hall

PROPOSAL:
Proposed single storey side extension to garage.

EARLIEST DATE FOR DECISION: **06/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/01/2001

CASE OFFICER: **Patrick Haran**

RAILEX
Marbleboard

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr E Cookson
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX

Application Number: F/2000/2959

Parish: **EARLEY**

Location: **26, Highfields, Earley, Reading.**

Proposal: **Proposed single storey side extension to garage.**

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 development, if permitted, would by reason of its siting and location result in unacceptable damage to the nearby preserved oak tree and therefore would be of detriment to the streetscene and surrounding area. The proposal would be contrary to policies EN1 and OS1 of the Berkshire Structure Plan, to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 25/01/2001

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 finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2959	PH
BUILDING CONTROL NUMBER	BR 2000/1396	Alan
~~APPLICANT~~/AGENT	John R. Hall	
ADDRESS OF SITE	26. Highfields EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S side ext to & attached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PB/1652	PB/1652
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	25/1/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	20/2/01	

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	

Applicationo	Name & Address
F/2000/2959	S Gill 19 Highfields Earley RG6 5RZ

App. Refused letter
02/02/01

WORK SHEET FOR : Patrick Haran

Application Number : F/2000/2959

Applicant : Mr E Cookson C/O John R Hall.

Location : 26, Highfields, Earley, Reading.
Proposal : Proposed single storey side extension to garage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 05/01/01

Date Registered : 01/12/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001

This application will have expired on: 26/01/2001. 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 :

EARLEY TOWN COUNCIL - no objection
HIGHWAYS DEPT. - recommend approval with conditions
ENVIRONMENTAL DESIGN - recommend refusal - siting proposals proximity to and impact on mature oak which is protected by TPO.
ARBORCULTURAL OFFICER - recommends refusal citing proximity of proposal to "very good quality" TPO oak. If approved measures to ensure it's retention.

NEIGHBOUR RESPONSES - one letter from neighbour drawing attention to TPO oak

Planning Issues :

1/ IMPACT ON NEIGHBOURING PROPERTIES

2/ STREETSCENE

3/ PROXIMITY TO TPO - OAK

4/ HIGHWAYS

Application Number: F/2000/2959

Appraisal :

1/ IMPACT ON NEIGHBOURING PROPERTIES

The proposal under consideration is for a single storey side extension to garage. The proposal incorporates a flat roof design and would extend approximately 1·3 metres forward of the front building line. The proposal would be sited along the South Eastern boundary of the property and would be partially obscured by a line of 2m high coniferous hedge. The proposal would be sited on a corner plot and would maintain a distance of approx 12 metres to the nearest neighbour. Being of single storey design with a flat roof, it is considered that there would be a negligible impact on neighbouring properties in terms of loss of light, overlooking or overbearing. Neighbouring properties would suffer a detrimental effect on amenity with the loss of the TPO oak

2/ STREETSCENE

The proposal seeks to extend an existing garage by approx 4·2 metres to the side, giving an overall garage width of approx 7 metres which is equal to the width of the existing dwelling. While this situation may appear incongruous within the streetscene, it is considered that by matching materials to existing this would not be sufficient to refuse the application. The streetscene would be effected detrimentally by the loss of the TPO oak

3/ PROXIMITY OF PROPOSAL TO TPO OAK

The development proposal would occur within 2 metres of the TPO oak and this is contrary to BS 5837:1991 and is also contrary to Policy NBE11 of the Wokingham District Local Plan (Deposit Draft). It is considered that the proposal would result in unacceptable damage to the tree during construction and there exists a likelihood of future pressure to remove the tree as a consequence of damage that would occur. The existing dwelling is already close to the tree and this proposal would bring it even closer.

4/ HIGHWAYS

There is no proposed increase in bedrooms so no extra parking is required.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/2959
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~Contrary to Policy WBE11 of the Wokingham District Local Plan (Deposit Draft)~~
			The development, if permitted, would by reason of its siting and location result in unacceptable damage to the nearby oak tree and therefore would be of detriment to the streetscene & surrounding area. The proposal would be contrary to policies: preserved
			LALP - LBE1 & 2
			WDLP - WOS3, WBE1 & WBE11
			BSP - ENI, OS1

RECORD OF SITE VISIT

SITE ADDRESS: 26 Highfields Earley Reading.

APPLICATION NUMBER: F/2000/2959

OFFICER: Patrick Haran

DATE OF SITE VISIT: 05/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Residential - detached & semi detached properties

3. DESCRIPTION OF SITE/BUILDING

2 storey detached - large plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Corner plot - Detached property -

5. SITE CONSTRAINTS

TREES - TPO Oak within 2m of propodal

ACCESS/PARKING parking to front of propodal.

LEVELS ——

BOUNDARY TREATMENT 2m high conifer hedge to S.E. boundary

OTHERS - corner block.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Patrick Haran DATE: 9th January 2001

Location:	26 Highfields, Earley, Reading
Proposal:	Proposed Single Storey Side Extension to Garage
Application Number:	F/2000/2959

In response to your consultation dated 13th December 2000 for the above application, the tree and landscape comments are as follows:

I have an objection to the above proposal in relation to the impact of the proposals upon a mature Oak Tree which lies on the edge of the Site and protected by a Tree Preservation Order.

The development proposals would bring the extension very close to the above tree and would result in unacceptable damage to the tree as a direct consequence of unavoidable root loss, damage during excavation, soil compaction, damage to trunk and branches etc. There is also the ongoing issue of shade, leaf fall and danger of physical damage by falling branches to the property and the likelihood of future pressure to remove the tree due to these problems should the development proposal proceed.

Trees in relation to construction (BS 5837: 1991) recommends that a minimum distance of 6 to 8 metres should be employed from the centre of the tree to any construction works, that this area is protected by fencing and regarded as sacrosanct if the tree is to be successfully retained. The development proposals would occur within 2 metres.

I consider that the tree could not be successfully retained within the development proposals and I therefore recommend that the **planning application is refused**.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

Re. TPO

3

From: Patrick Haran

Date: 13 December 2000 15 DEC 2000

Application Number: F/2000/2959

Proposal: Proposed single storey side extension to garage..

Site Address:
26, Highfields, Earley, Reading.

Applicant:
Mr E Cookson C/O John R Hall.

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

No
Brings very close to TPO
oak tree - very good quality.
Already close.

If not measures to ensure its
retention

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | PH
05 JAN 2001
COPIES TO: | ACK:
FILE:
OBS 2000/2959

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 04 January 2001 13:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/200/2959
Correspondent_FullName: Stephen Gill
Correspondent_StreetAddress: 19 Highfields
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG6 5RZ
Correspondent_Telephone: 0118 967 1404
Correspondent_Email: s.d.gill@rdg.ac.uk

Comments:

We are writing to you in reply to your letter dated the 13th December, concerning the proposed extension to 26 Highfields, whilst we do not have any objections to the proposed extension, we do have concerns over its proximity to the large Oak tree.
We know the tree has a preservation order on it, and we are worried that any groundwork for the foundations may undermine the tree roots, unless care is taken

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 13 December 2000

Application Number: F/2000/2959

Proposal: Proposed single storey side extension to garage.

Parish: EARLEY TOWN

Site Address:
26, Highfields, Earley, Reading.

Applicant:
Mr E Cookson C/O John R Hall.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins.
18/12/00.

FROM: Patrick Haran

DATE: 13 December 2000

DELEGATED

TLS

ENF

CS

COPIES TO:

ACK:

FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2959

Proposal: Proposed single storey side extension to garage..

Site Address: 26, Highfields, Earley, Reading.

Applicant: Mr E Cookson C/O John R Hall.

Your observations are required in respect of this application **by 06/01/2001** .

NO OBJECTION

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 16 JAN 2001

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2959

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/2959
26, Highfields, Earley, Reading.
Proposed single storey side extension to garage.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2959**
26, Highfields, Earley, Reading.
Proposed single storey side extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2959

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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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If you have any questions please do not hesitate to contact **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2959**
26, Highfields, Earley, Reading.
Proposed single storey side extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6482

Date: **13 December 2000**

My ref: F/2000/2959

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/2959
26, Highfields, Earley, Reading.
Proposed single storey side extension to garage.

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If you have any questions please do not hesitate to contact **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2959**
26, Highfields, Earley, Reading.
Proposed single storey side extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2000/2959

PROPOSAL:
Proposed single storey side extension to garage.

LOCATION:
26, Highfields, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. 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 of Planning and Transportation

13 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 DEC 2000
Officer: PH	Application No. F/2000/2959

Map No. 58. Site ..0.04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO GARAGE

Location: 26 HIGHFIELDS

Parish: EARLEY Ward: REDHATCH

Applicant: MR E COOKSON

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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
(Trees) TPO .....
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 and see map.....

Environmental Services

For office use only.
Application number:

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 01.NOV.2000* 2959 Phone number	MR E.J. COOKSON. 26 HIGHFIELDS. EARLEY READING.
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING. RG7 1AX 0118 9882883
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.	26 HIGHFIELDS. EARLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE 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.	BRICK AS EXISTING. FLAT FELTED ROOF.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below. • 1:2500 scale location plan with the site outlined in red • 1:500 scale site layout plan. • 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr E.J. Cookson

Date 24/11/00

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

ADDRESS 26 HIGHFIELDS PARISH EARLEY

PLOT No. 210 Detached ORD. SHEET No. SU 7470. 5

BUILDER Gough Cooper. Area 4. 01945 - 07295.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr & Mrs Bunce	o/l - Res Dev	23. 7. 56	N/A Ref
00796	" "	" " OAKWOOD	13. 6. 74	N/A Ref
02186	" "	" "	20. 5. 75	N/A Ref
04530	Gough Cooper	Res Dev	19. 6. 75	N/A Ref
07550	"	DETACHED HOUSE & GARAGE	18. 1. 79	N/A G
07551	"	" "	WITHDRAWN.	
BR 10869	"	2½ Semis & Det house	2. 5. 74	Ref N
BR 11037	"	2½ Semis & Det house	23. 5. 79	App N
913466	"	Site Compound	25. 10. 79	N/A TP 30.3

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



01.NOV.2000 2959

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Development Control Section, Environmental Services, Wokingham District Council.
11 December 2000

Scale: 1 : 1250

N
W E
S