APPLICATION NO:
F/2001/3590

LOCATION:
27 Merryweather Close, Wokingham.

APPLICANT:
Mrs Waterton

PROPOSAL:
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **Andrew Thorley**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

3

01

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs Waterton
27, Merryweather Close
Wokingham
Berkshire
RG404YH

Application Number: F/2001/3590

Parish: **FINCHAMPSTEAD**

Location: **27, Merryweather Close, Wokingham.**

Proposal: **Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.**

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 reasons for which are specified hereunder.

Reason
1. The proposed detached garage, by virtue of its design, siting, scale and materials would be quite prominent and intrusive in the street scene. This would have a detrimental effect on the character and appearance of the area. As such it is, therefore, contrary to policies SBE1, SBE2 and STV6 of the South East Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The garage doors should be set back 5.5 metres from the highway boundary to allow a vehicle to stop clear of the highway whilst doors are being opened, as identified in the Berkshire Design Guide. The proposal does not allow for this and is therefore detrimental to highway safety.

Reason
3. The proposal does not allow for pedestrian visibility splays of 2.4m x 2.4m at the intersection of the driveway and the adjacent public highway as required by Wokingham District Council Standard Planning Conditions dated 28/07/2000 and is therefore detrimental to highway safety.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1/2 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 03/05/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3590

Applicant : Mrs Waterton .

Location : 27, Merryweather Close, , Wokingham.
Proposal : Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 16/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 11/05/2001. 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 :

Finchampstead PC: No Objection

Neighbours: 4 Letters objection + a petition

Highway: Refusal on grounds that the garage doors are not 5.5m from highway boundary (see notes on file)

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) highways

Application Number: F/2001/3590
Appraisal:

The proposal is for the conversion of the existing integral garage to a utility room and a study plus the erection of a new detached garage and access to the rear of a 2-storey, modern detached house, located on a corner plot of an open plan estate.

To be located in the rear garden of No.27 and adjacent to the 2.1 metre high rear boundary wall. It will be set back from the edge of the highway by 3.3 metres, with new 1.8 metre high brick piers standing either side adjacent to the existing 2.1 metre high side garden wall. The access will be made via the small cul-de-sac to the east of the site.

The detached garage will be 3.1 metres wide and 5.5 metres deep. To be constructed in brick with a concrete tiled pitched roof with an eaves height of 2.5 metres and a ridge height of 3.5 metres.

1) Impact on neighbouring properties.

No. 28, to the west, 2-storey, detached house with integral garage, due to the orientation and distance away the occupants of this property would not be affected with the conversion of the existing garage or with the proposal of the detached garage.

No. 17, to the east, 2-storey, detached house with integral garage. Will directly face the proposed detached garage, main windows at ground floor and at first floor face front open plan gardens. However due to the distance away (15 metres away approximately) it is considered that the occupants will not be affected by the proposed detached garage.

Nos. 24 to 26, to the south, 2-storey detached houses all with integral garages, and all face the side elevation of the proposed detached garage. However due to the distance away (14 metres minimum) and boundary treatment along the rear boundary wall of No.27, which consists of a 2.1 metre high brick wall and planting of ornamental trees. It is considered that the proposed detached garage will not affect the occupants.

2) Impact on street scene /visual amenity of the area

The neighbours have raised a number of issues regarding the proposed detached garage that include (see the number of letters and emails on file) the design, particularly the height and length of the structure, the appearance and proposed materials, highway safety issues, that it would create a harsh intrusion into the street scene and the views to and from their properties.

Merry Weather Close is mainly an open plan estate with open front gardens. Despite the side and rear boundary treatments, the design and the location of the detached garage together with the materials proposed would cause it to be prominent and harmful to the character of the area.

Therefore the proposal is considered unfavourable and contrary to WDLP policy WBE1.

3) Highways

The garage doors are not 5.5metres from the highway boundary and on this basis the Highway Authority recommend refusal.

Recommendation : ~~Approval [ ]~~ Refusal : [✓]
(tick appropriate box)

Application Number F/2001/3590
~~Conditions~~/Reasons for Refusal

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

The proposed detached garage, by virtue of its design, siting, scale and materials would be quite prominent and intrusive in the street scene.

This would have a detrimental effect on the character and appearance of the area. As such it is, therefore, contrary to Policies SBE1, SBE2 & STV6 of the SEALP and Polices WBE1, WOS3 of the WDLPDD.

The garage doors should be set back 5.5 metres from the highway boundary to allow a vehicle to stop clear of the highway whilst doors are being opened, as identified in the Berkshire Design Guide. The proposal doesn't allow for this and is therefore detrimental to highway safety.

The proposal does not allow for pedestrian visibility splays of 2.4 m x 2.4 m at the intersection of the driveway and the adjacent public highway as required by WDC Standard Planning Conditions dated 28/07/2000 and is therefore detrimental to highway safety.

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES~~:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6 ~~STV6~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES~~:

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

Date: 3/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 27 Merryweather Close Wokingham.

APPLICATION NUMBER: F/2001/3590

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree at front

2. DESCRIPTION OF SURROUNDINGS Residential open plan front gardens, detached properties. No. 28, 2 storey detached house, set forward towards road main windows at ground floor + at first floor face rear garden. no windows in flank elevation

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house extended to rear with single storey conservatory, facing brick orange/red brick, brown concrete inter locking tile white UPVC windows, fascia boards, panelling and black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site plan / on end plot adjacent to road.

5. SITE CONSTRAINTS

TREES — Lawson Cypress trees on side boundary with road, 4No approx approx 3 metres in height

ACCESS/PARKING — 2 Garage and 2No off street parking spaces on driveway.

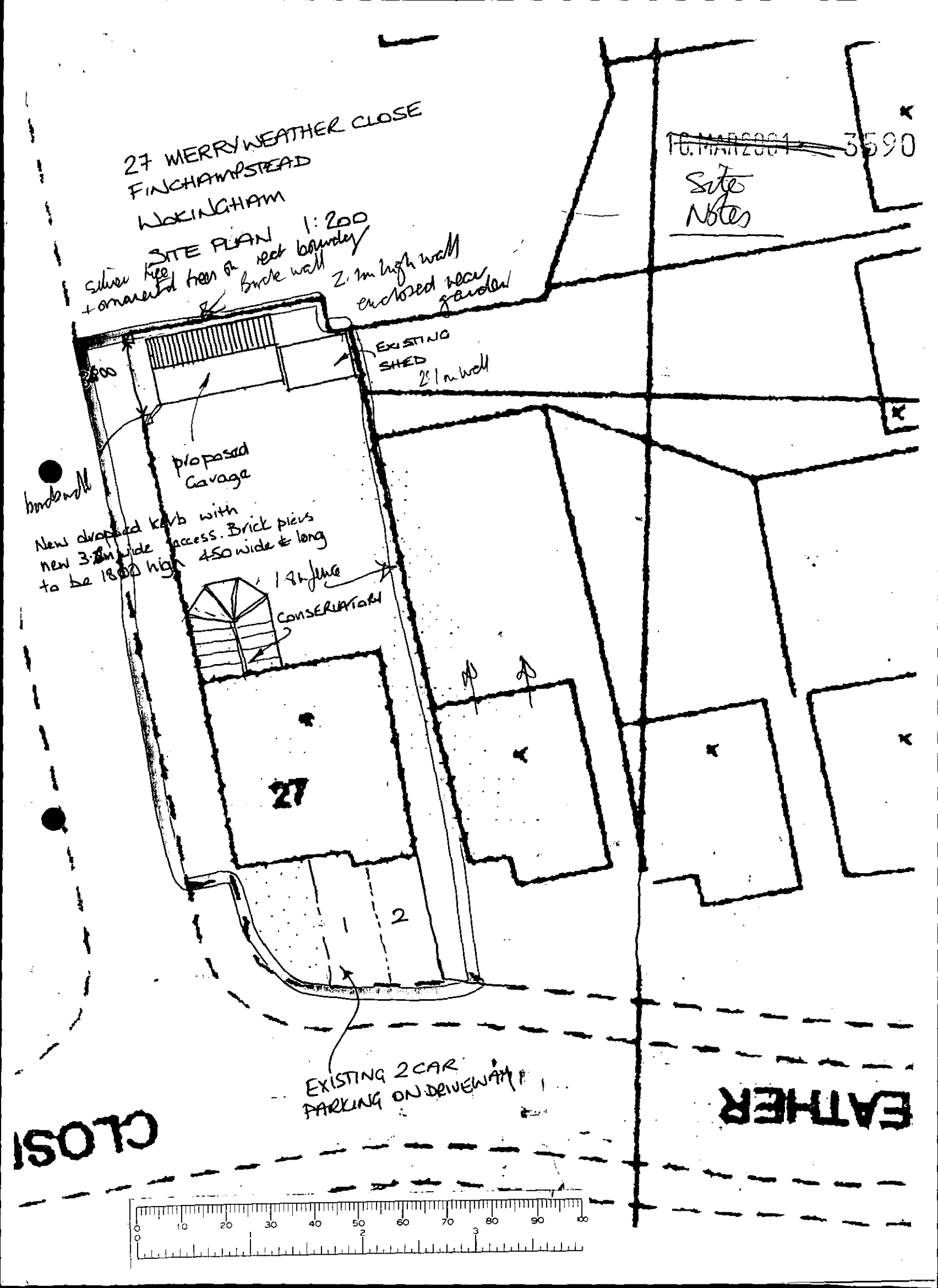
LEVELS — N/change

BOUNDARY TREATMENT — Rear + side boundary with road 2.1m high wall,

OTHERS — No. 28, 1.8m high fence

— open plan front garden.

— Rear boundary 2.1m high brick wall with ornamental trees behind ie. Silver birch, cherry etc and shrubs etc.



27 MERRYWEATHER CLOSE
FINCHAMPSTEAD
WOKINGHAM
SITE PLAN 1:200
16 MAR 2001 3590
Site Notes
silver tree + ornamental trees on rear boundary
Brick wall
2.1m high wall enclosed near garden
EXISTING SHED
2.1m wall
proposed Garage
boundwall
New dropped kerb with new 3.8m wide access. Brick piers to be 1800 high 450 wide & long
1.8m fence
CONSERVATORY
27
1
2
EXISTING 2 CAR PARKING ON DRIVEWAY
CLOSE
EATHER

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

Tel: 0118 974 6441

Date: **27 March 2001**

My ref: F/2001/3590

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2001/3590
27, Merryweather Close, , Wokingham.
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** *Application Number:* ***F/2001/3590***
27, Merryweather Close, , Wokingham.
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6441

Date: **27 March 2001**

My ref: F/2001/3590

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2001/3590
27, Merryweather Close, , Wokingham.
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3590**
27, Merryweather Close, , Wokingham.
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2001/3590

Proposal:
Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

Location:
27, Merryweather Close, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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

27 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3590
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Applicationo	Name & Address
F/2001/3590	Mr P Smart & Ms J Harte 26 Merryweather Close Finchampstead WOKINGHAM Berkshire RG40 4YH
F/2001/3590	Mr and Mrs D Shilliber 22 Merryweather Close Finchampstead WOKINGHAM Berkshire RG40 4YH
F/2001/3590	Mr and Mrs Sugiura 20 Merryweather Close WOKINGHAM Berkshire RG40 4YH
F/2001/3590	Mrs Sarah Shillibier 22 Merryweather Close WOKINGHAM RG40 4YH
F/2001/3590	Paul Mulkern 17 Merryweather Close Finchhampstead WOKINGHAM Berkshire RG40 4YH

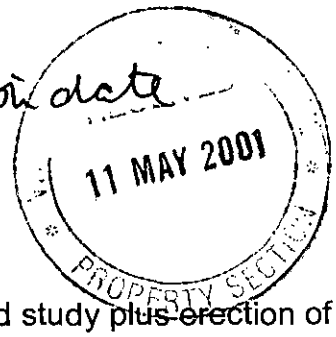
App refused
Letters sent 18-05-01

~~To:~~ From:
Property Dept

To:

~~**From:**~~ Andrew Thorley

received after decision date.
please file
AJT.



Date: 10 May 2001

Application Number: F/2001/3590

Proposal: Proposed conversion of garage to utility room and study ~~plus erection~~ of new detached garage and access to rear..

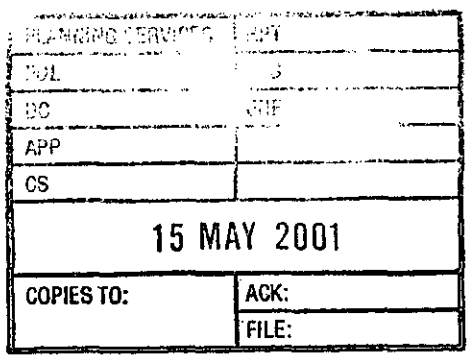
Site Address:
27, Merryweather Close, , Wokingham.

Applicant:
Mrs Waterton .

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

This section has no objection to the above proposal.

Sarah Hunter.
Property Section.



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 FEB 2001~~ Valid 16 MAR 2001

Officer: AJ | Application No. F/2001/3590

Map No. 90 Site 005

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF GARAGE TO UTILITY ROOM & STUDY PLUS ERECTION OF NEW DETACHED GARAGE & ACCESS TO REAR.

Location: 27 MERRYWEATHER CLOSE)

Parish: FINCHAMPSTEAD Ward: Finch Moorh. 27.3.01 JB

Applicant: MRS WATERTON

Fee Received 95-00 (6) 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	Serve notice on WDC for dropped kerb.	12/3	5 MAR 2001
5	Elevation plans	looks like new window to utility room – need to see elevation.		
6	Floor plans	↑ Exist/new window		
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 : 27.3.01 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

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 March 2001

Application Number: F/2001/3590

Proposal: Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear.

Parish: FINCHAMPSTEAD PARISH

Site Address:
27, Merryweather Close, , Wokingham.

Applicant:
Mrs Waterton .

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);

Comment.

Garage doors are not 5.5m from the highway boundary and on this basis the Highway Authority would recommend refusal.

Signed: _____ **Print name:** Adam Coggins 04/04/01

~~The proposed garage~~

~~to comply with standards~~ identified in the Berkshire Design Guide

The garage doors should be set back 5.5 metres from the highway boundary to allow a vehicle to stop clear of the highway whilst doors are being opened, as

The proposal doesn't allow for this and is therefore detrimental to highway safety.

The proposal does not allow for pedestrian visibility splays of 2.4m x 2.4m at the intersection of the driveway and the adjacent public highway ~~which is detrimental to highway safety~~.

as required ~~recognised in the DETR~~ ~~identified in the Berkshire Design guide~~ and is therefore detrimental to highway safety.

by the WDC Standard Planning conditions

(~~WDC Local Authorities standard~~)

~~highway~~

FROM: Andrew Thorley

DATE: 27 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3590

Proposal: Proposed conversion of garage to utility room and study plus erection of new detached garage and access to rear..

Site Address: 27, Merryweather Close, , Wokingham.

Applicant: Mrs Waterton .

Your observations are required in respect of this application **by 19/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. DATE: 24/4/01

Clerk To Finchampstead Parish/Town Council.

Carol Hurst

From: Ian Jordan
Sent: 10 April 2001 21:21
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Tuesday, April 10, 2001 9:47:41 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

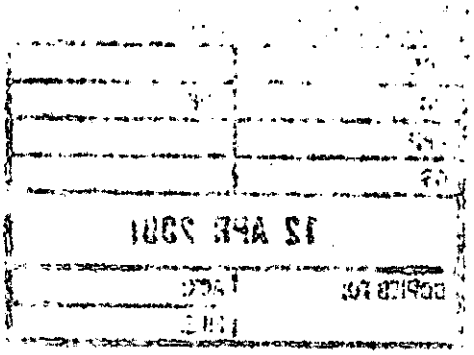
****

NatureofEmail: Object
ApplicationNumber: F/2001/ 3590
Correspondent_FullName: Mr and Mrs M Sugiura
Correspondent_StreetAddress: 20 Merryweather Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 4YH
Correspondent_Telephone:
Correspondent_Email: msugiura@sugi.co.uk

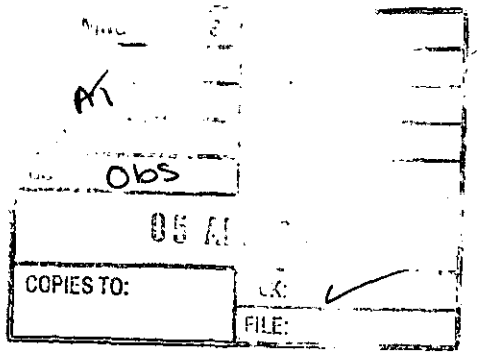
PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS ODS	
12 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Comments:

The proposed access to the garage is by crossing the verge. This verge is not owned by the applicant. It is understood to be owned by the developers or WDC. The planting by the developers against the boundary wall is over 10 years old and gives a sympathetic view to all the residents of this part of the cul de sac.
The cul de sac is an access road and is only wide (4.6m) enough for two cars to pass at slow speed. Residents and visitors of 18-21 Merryweather Close have to reverse down the slope to use the turning point in front of 23 Merryweather Close.
The access road is used by adults and children walking and cycling to and from school/friends etc and the proposed access would pose a danger to these due to lack of visibility.
The proposed structure would be visually intrusive to a number of the properties as it roof would exceed the height of the existing boundary wall.


12 APR 2001

From: WebComments@wokingham.gov.uk
Sent: 31 March 2001 21:23
To: ian.jordan@wokingham.gov.uk
Subject: *Comments on Planning Applications*



****

NatureofEmail: Object
ApplicationNumber: F/2001/3590
Correspondent_FullName: Mr P Smart and Ms J Harte
Correspondent_StreetAddress: 26 Merryweather Close
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 4YH
Correspondent_Telephone: 0118 9734 379
Correspondent_Email: ptrsmart@aol.com

Comments:

The proposed garage construction will have a negative impact on the neighbourhood.

The access into the garage will take away essential on-road overflow parking which is currently used by everyone in the close for visitors and other temporary parking requirements.

The brick perimeter wall around 27 Merryweather also means that they will have a blind-view exiting the property by car and this represents a road safety hazard.

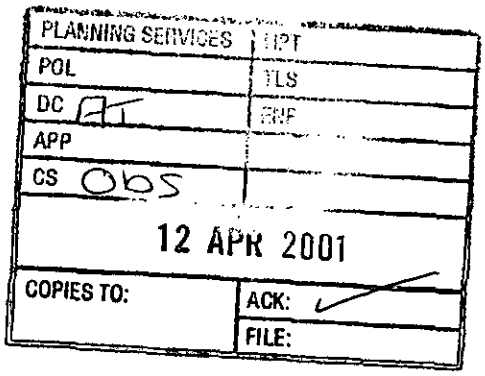
Also, the proposed size and design of the garage is totally out of keeping with the overall layout of the whole estate, not just the close.

This planning application should be rejected in the interests of the rest of the community.

Recd 9.10 AM 12.4.01

Mr A Thorley
Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

12 April 2001



Dear Mr Thorley

Re: **Application No: F/2001/3590**
Site Address: 27 Merryweather Close, Wokingham
Proposal: Proposed conversion of garage to utility room and study, plus erection of new detached garage and access to rear

This letter has been prepared on behalf of the residents detailed on Appendix II attached, whose locations are shown on Appendix IV also attached.

Further to my telephone conversation with you, I write to place on file the written representations objecting to the above application. These representations are detailed in a statement of case, which is summarised on Appendix I attached.

You will see that we have also identified a number of issues that we wish you to take into consideration when preparing your report to the Planning Committee.

To assist you we consider the main objections are on the grounds of ownership of land, safety, highways, impact of building, views, character of the area and parking, and believe taken either together or on their own are contrary to National and Local Planning policies. Other related issues we believe should be taken into account as likely to have an impact on the residential amenity of neighbouring properties are landscaping/garden, perception, access to properties and noise.

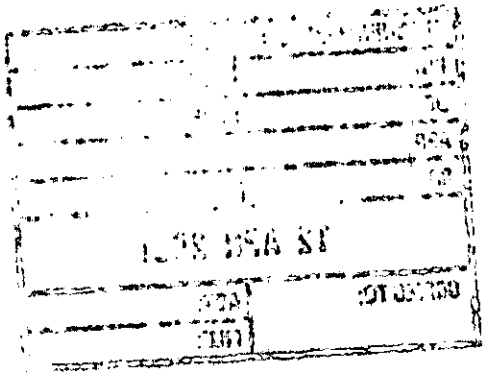
We would be pleased to be copied in to the decision on this application, as we are sure that you will understand it is of interest to a significant number of residents in this and other parts of Merryweather Close and not just those residents you kindly notified.

If you have any queries, please do not hesitate to contact me on 0118 973 1620 (I am on holiday from 14-21 April inclusive) or Mr Mike Sugiura on 0118 973 1497.

Yours sincerely

Sarah Shillibier (Mrs)
22 Merryweather Close
Finchampstead
Wokingham RG40 4YH

encs



APPENDIX I
STATEMENT OF CASE - REASONS FOR OBJECTION

Re: **Application No: F/2001/3590**
Site Address: 27 Merryweather Close, Wokingham
Proposal: Proposed conversion of garage to utility room and study, plus erection of new detached garage and access to rear

Ownership of Land

The site drawing shows the applicant's boundary marked in red. This boundary includes a 1.8m grassed and landscaped verge at the side of the applicant's property. A check of transfer plans (see Appendix III attached) from the developers, McLean Homes, indicates that verge is not owned by the applicant and her boundary ends at the brick wall.

We believe this verge was transferred to the Local Authority (Wokingham District Council) by the developers (McLean Homes) to remain as 'common land', and is an important point for your consideration.

The verges adjoining nos 15 and 17 are under the same ownership, ie. Wokingham District Council, and it was the developer's intention that these strips of land remain so and not belong to any property.

Safety

If the development took place, it would not be possible for the owner of no 27 to see whether the residents of nos 25 and 26 were leaving their property, because the garage would be built on a blind corner. Based on the plan submitted, the owner of no 27 would have to reverse out of the potential garage and either turn round in the cul-de-sac or reverse all the way back to the main entry road into Merryweather Close. Reversing from this garage would be exceptionally tight due to this road only being an access road and no 17 being directly opposite.

There is no footpath provision in this part of the cul-de-sac for either pedestrians or cyclists. Adults and children use the access road for walking and cycling to work/school. There are 8 children resident in the cul-de-sac, all under the age of 10. It is currently an exceptionally safe place for them to live and play.

Deliveries to this part of the cul-de-sac would be constrained, eg. refuse and recycling collections, large delivery vehicles.

Highways

The cul-de-sac (H-shaped) is only wide enough for two cars to pass at slow speed. It is a single carriageway, access road. At the egress point shown on the drawing the carriageway width is 4.6m. From this point to the centre line of the turning point is 8.0m.

Residents of and visitors to Nos 18-21 Merryweather Close have to reverse down the slope to use the turning point in front of 23 Merryweather Close and, therefore, utilise the section of the access road adjoining the applicant's premises. Existing visibility would be compromised by the proposed access to the side and rear of the applicant's garden.

Impact of Building

The 5.5m x 3m x 2m high to eaves garage will be visually intrusive from a number of viewpoints at both ground and first floor level in neighbouring properties, due to the pitched roof at 25°.

The design, appearance and layout are out of keeping with the cul-de-sac. The applicant has a conservatory in her rear garden and this is currently the only additional construction visible to residents of the cul-de-sac.

Views

The occupants of nos 17 and 25 will loose light due to the design of the garage with a pitched roof. The occupants of no 18 would look directly out of their property at a car or garage door, rather than mature landscaping.

The proposed scheme would remove and substantially affect existing view from the front of all nearby properties, at both ground and first floor level. The scheme would also affect the visual amenity of a number of residents of the cul-de-sac.

Landscaping/Garden

The existing grassed and landscaped areas of the cul-de-sac are mature, having been planted just over 10 years ago when the development was completed. The proposed development would result in a proportion of this being removed and the exposed brickwork wall and piers, which are 1.8m high, would be visually intrusive.

This proposed development would result in a significant loss in garden area, which has already been reduced by the erection of a large conservatory to the rear of the applicant's property.

Parking

The area occupied by nos 18-21 Merryweather Close is an unadopted part of the cul-de-sac, so by providing a rear entrance to the applicant's property reduces overflow parking availability, particularly for visitors.

The provision of additional garaging is generating a higher parking density than is justified for properties in Merryweather Close.

Access to Garage

The plans show the end elevation of the garage to be less than 1m from the existing brick wall, with an opening of 3.6m. A 5.5m drop curb onto the access road is over design for a single car width.

Development Planning Policies

The proposed application may potentially be contrary to LPA policy with respect to back/rear end development. There is no rear entrance to garages in the immediate vicinity and if the application were permitted would create precedence for urbanisation.

Character & Perception

This area of Merryweather Close has been designed to achieve a density and character, which other housing developments in this part of Berkshire have failed to achieve. This proposal will not meet the Government's requirements for sustainable residential development.

Noise

Nos 16 and 17 Merryweather Close would be adversely affected by noise from slow moving traffic entering/leaving the garage space. Car doors slamming and a garage door closing would be a disturbance, particularly at night time.

Access for Emergency Vehicles & Services

The proposed access from the garage will impose problems for servicing the properties in this locality.

APPENDIX II

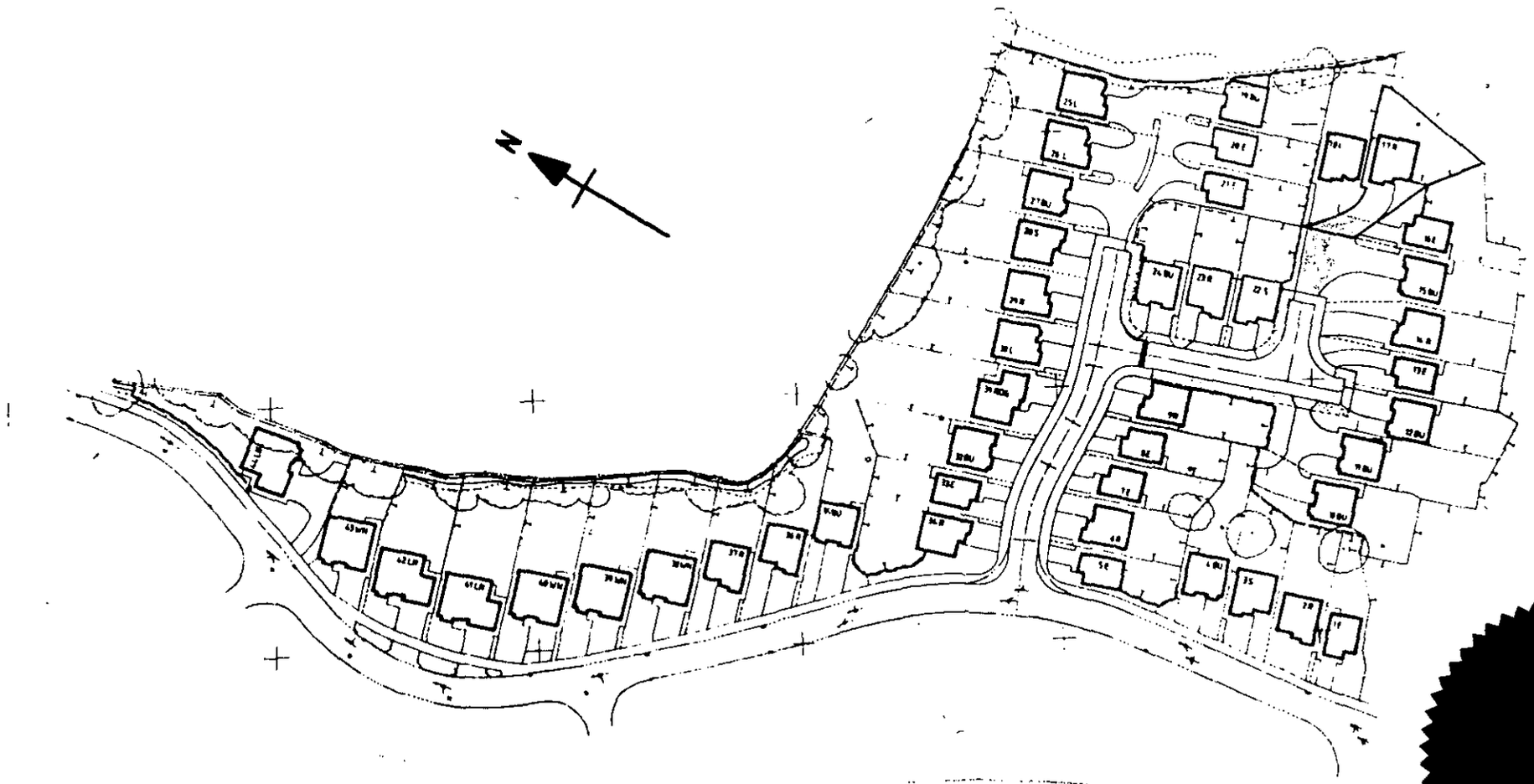
SUBMISSION PREPARED ON BEHALF OF RESIDENTS

Re: **Application No: F/2001/3590**
Site Address: 27 Merryweather Close, Wokingham
Proposal: Proposed conversion of garage to utility room and study, plus erection of new detached garage and access to rear

Name(s)	Address	Signature
Mr & Mrs D Ainscough	15 Merryweather Close	
Mr P Mulkern & Miss K Langhorn	17 Merryweather Close	
Mr & Mrs J Vandenburg	18 Merryweather Close	
Mr & Mrs R Walsh-Atkins	19 Merryweather Close	ON HOLIDAY
Mr & Mrs M Sugiura	20 Merryweather Close	
Mr R Mulliner & Miss J Tilbury	21 Merryweather Close	
Mr & Mrs D Shillibier	22 Merryweather Close	
Miss P Gulliver	23 Merryweather Close	
Mr & Mrs M Harris	24 Merryweather Close	
Mr & Mrs M Taylor	25 Merryweather Close	
Mr P Smart & Ms J Harte	26 Merryweather Close	

R.N. Walsh Atkins.
N.F.Walsh Atkins.

APPENDIX III



0 10 20 30 40 50 60 70 80 90 100
0 2 3

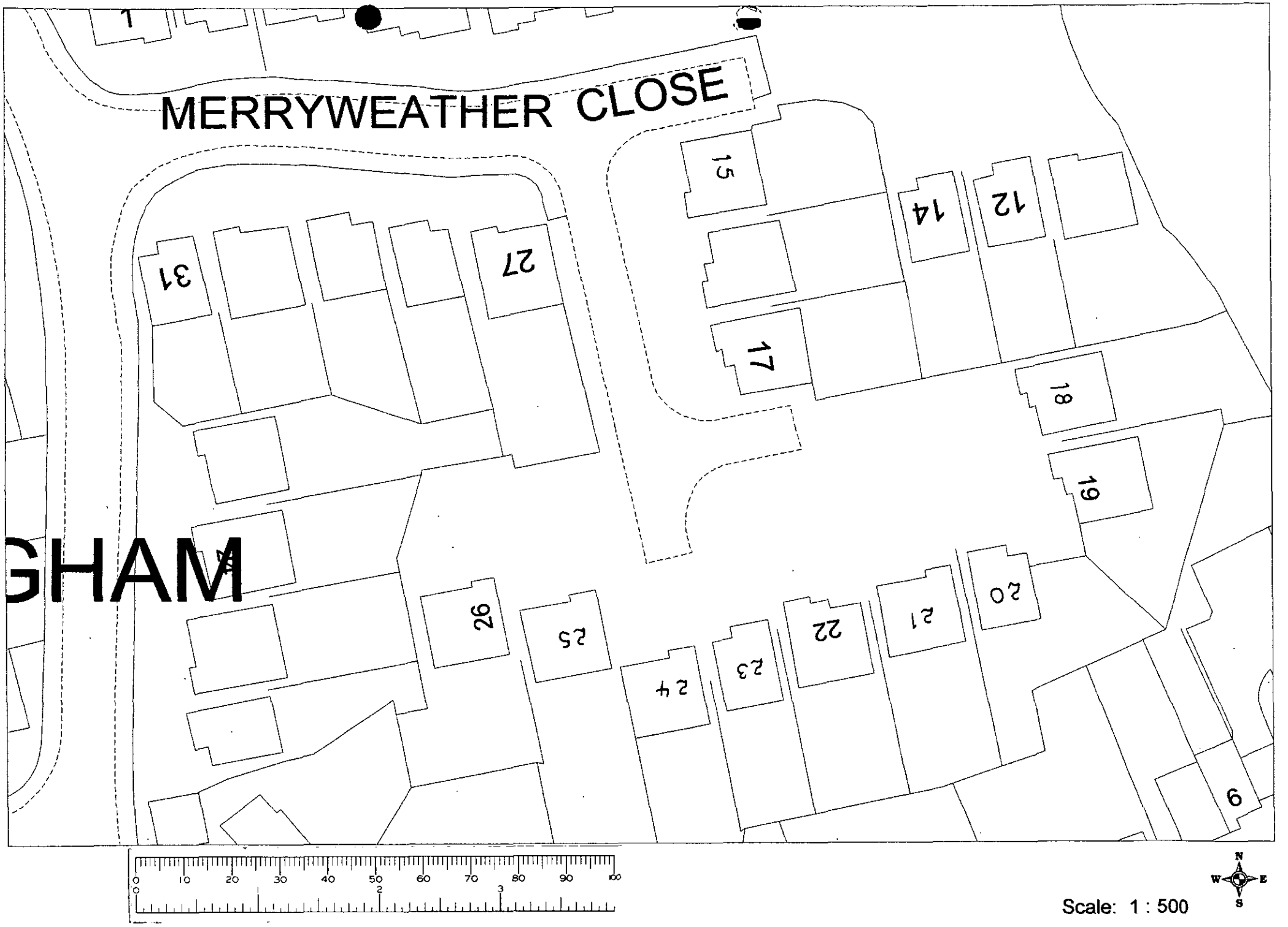
McLean Organisation Architects

Homes Southern Limited,
National Westminster House,
Templars Way, Chandlers Ford,
Eastleigh, Hampshire SO5 3RY
Telephone: 0703 266800

TITLE
LARCHWOOD TRANSFER PLAN PLOT [redacted] No. 17

DATE	SCALE	DRAWING NUMBER
April 90	1:1250 approx	185/06
DRAWN BY [redacted]		

[redacted]


MERRYWEATHER CLOSE
GHAM
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14
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21
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9
0 10 20 30 40 50 60 70 80 90 100
N
W
E
S
Scale: 1 : 500

Carol Hurst

From: Ian Jordan
Sent: 11 April 2001 21:56
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, April 11, 2001 10:22:17 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

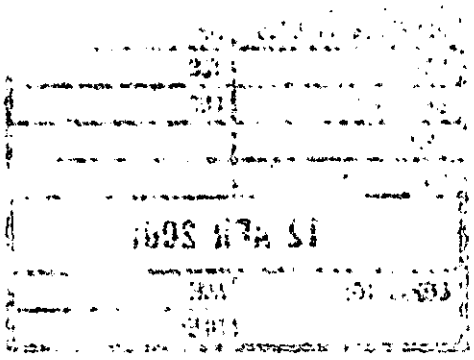
****

NatureofEmail: Object
ApplicationNumber: F/2001/3590
Correspondent_FullName: Mr & Mrs D A Shillibier
Correspondent_StreetAddress: 22 Merryweather Close
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 4YH
Correspondent_Telephone: 0118 973 1620
Correspondent_Email: david_shillibier@lineone.net

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS CDS	
12 APR 2001	
COPIES TO:	ACK:
	FILE:

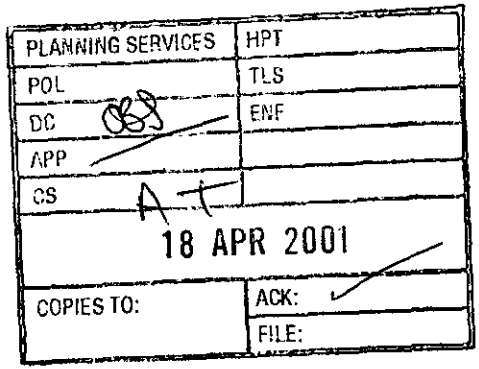
Comments:

1. The erection of a new detached garage with access to rear, would require access over a piece of common land not owned by the home owner of 27 Merryweather Close. My house plan indicates that this owner's boundary ends at the brick wall.
2. I have two children aged 5 and 6 and I walk them to their school bus stop twice a day. I rely on using the piece of common land to walk on, because the access road is so narrow (I understand a request for a footpath was turned down when the developers finished the site 10 years ago).
I want my children to continue living and playing in a safe cul-de-sac where cars can clearly be seen when they are leaving. The site of the proposed garage is on a dangerous corner and nobody can see round a brick wall. The safety of other car drivers would also be in jeopardy.
3. Merryweather Close has mature landscaped gardens. The developers retained as many trees as possible and with 10 years' of maturity it is an attractive area to live in. The common land adjacent to 27 Merryweather Close is evidence of the mature landscaping and would obviously need to be removed if building were to take place.
4. We believe the design, layout and location is not in keeping with other properties on the development. There are no other gardens with rear development, except in the case of those with conservatories or extensions directly adjoining the rear of properties. Why should this proposed garage be the start of unnecessary development when every house in Merryweather Close was built with a garage and enough space for 2 cars to be parked.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 18 April 2001 06:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

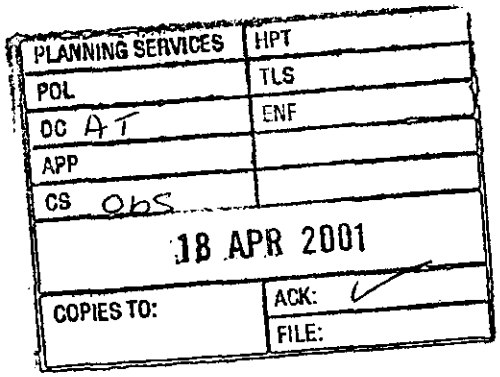


****

NatureofEmail: Object
ApplicationNumber: F/2001/3590
Correspondent_FullName: PAUL MULKERN
Correspondent_StreetAddress: 17 MERRYWEATHER CLOSE
Correspondent_Address2: FINCHAMPSTEAD
Correspondent_Town: WOKINGHAM
Correspondent_County: BERKSHIRE
Correspondent_PostCode: RG40 4YH
Correspondent_Telephone:
Correspondent_Email: PAULMULKERN@TINYWORLD.CO.UK

Comments:

MY LETTER DATED 16APRIL EXPRESSES MY COMMENTS REGARDING THIS PLANNING APLLICATION.
I HAVE ALSO SIGNED A "JOINT" LETTER SENT BY A GROUP OF NEIGHBOURS.



Paul Mulkern
17 Merryweather Close,
Finchampstead
Wokingham
Berkshire. RG40 4YH

April 16, 2001

Environmental Services Department
Planning Services,
PO Box 157
Shute End
Wokingham.
Berkshire
RG40 1WR

Reference Andrew Thornley F/2001/3590.

Dear Sir

Re Planning Application F/2001/3590 ,27 Merryweather Close, Finchampstead,Wokingham.

I thank you for your recent letter regarding my neighbours Planning Application. I communicate so as to register my objection and to make the following comments.

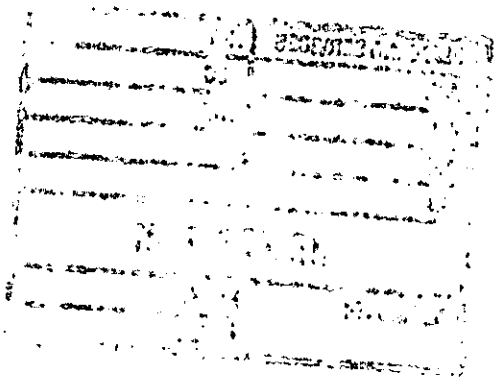
My property is number 17 Merryweather Close and is the property probably closest to the proposed garage , and thus I am sadly probably the most affected if permission is given by you.

The plans submitted incorporate the use of a strip of land beyond the bricked wall boundary , that is outside the applicants property – (the strip of land is shown on the applicant's plans as part of the property—it is not,please do not be deceived)--it is land that the developers (Mclean Homes) deliberately excluded from the individual properties .A strip of land at the side of my property & no.15 was also excluded ,with the intention of transferring all this "common" land to you as local authority (WDC) so as to 'Protect' the use of it. I hope that you do indeed protect the original intentions – WDC may of course decide to sell the strip of land in question to No 27, but I hope that WDC would not do so, It is surely not "morally"right !.

I , like five of the others occupants in this small cul-de-sac have been an owner since new-(November 1990 in my case)–the applicant has been here for around 3 years-- the original attraction of Merryweather Close, was that is was a "neat,tidy" development consisting of similar design homes, all incorporating integral garages. The possibility that the applications detached garage will be allowed is very disturbing to me – as it seems totally inappropriate to this small cul-de sac and is out of keeping with the local environs – surely you will not allow the start of urbanisation !! Instead of looking at a bricked wall and shrubs and grass through my front window I will be looking at a unsightly garage structure ,and to add insult to visual injury the plan details balls on top of pillars - can this be serious? Surely a distasteful design joke !.

The proposed garage will cause disturbance to me-- it is only a matter of a few metres away from my property-- additional noise & the "like" will be a nuisance , loss of light maybe a possibility,- I have great concerns as to whether there will be sufficient space for safe access to the garage.....

I also have highway safety concerns , as I am sure the proposed garage will increase the risks, particularly to the children. I cannot see it having a neutral affect.



Another big worry to me is the parking, as I am sure the siting of a garage will push parking down the access road – whilst I object to all parking on the access road the reality it that it happens and this will undoubtedly increase the frequency of cars parking directly opposite my driveway, which with 2 cars on the drive, will make it extremely difficult , if not impossible ,at times to drive off my driveway. I therefore ask how can protect my rights to access my drive?

In summary , I highlight that the plan submitted includes land under WDC control , & I strongly object on reasons of , highway access and safety, disturbance to my life (come and sit in my living room and imagine garage use directly opposite) and surely it is inappropriate design in this established development..Please do not allow the precedent to be set for this inappropriate type of change in this area.

I believe that many of my neighbours have similar views and will object!

I have enjoyed living in this development for 10years - I fear that this will change should the planning application be approved.

I ask you to carefully consider the objection of my neighbours and myself ,and trust you to do what is right.

Sincerely,

Paul Mulkern

Paul Mulkern
0118 9731504
paulmulkern@tinyworld.co.uk

/3590

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

18 May 2001

For the attention of Mr Andrew Thorley, Case Officer

PLANNING SERVICES	HPT 43503
POL	TLS
DC	ENF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

Development Control, Planning
Environmental Services Dept
Wokingham District Council
P O Box 153
Shute End
Wokingham
Berks
RG40 1WL

Dear Mr Thorley,

APPLICATION NO. F/2001/3590 – PROPOSED CONVERSION OF GARAGE TO UTILITY ROOM AND STUDY PLUS ERECTION OF NEW DETACHED GARAGE AND ACCESS TO REAR OF 27 MERRYWEATHER CLOSE, FINCHAMPSTEAD

The Parish Council considered the above application at their Planning Committee meeting in April and I accordingly forwarded to you an observation sheet indicating that the Parish Council had no objections to this application. It has since become apparent that most of the residents in Merryweather Close have raised objections to this development and at a further meeting of my Council's Planning Committee held last evening, these residents made representations to the Parish Council in order to request support for their objections.

Members therefore considered it appropriate to re-consider this application and I have been asked to contact you today to reiterate residents' objections to the application and inform you that the Parish Council fully support the residents in their objections:

1. It is understood that an area of public land is included for development within this application and residents are rightly concerned that they will lose the use of this land for the purposes of pedestrian access.

2. The proposal to erect a detached garage will affect the sight lines within the Close and residents are very concerned about the road safety aspect since a number of children live in the Close.
3. Merryweather Close was built around 10 years ago and the trees and shrubs planted for the purpose of aesthetic gain have matured to make them a worthwhile design feature. This proposal will mean the loss of some of these trees and shrubs.

Trusting that you are able to take these matters into consideration at this stage, when determining this application.
Yours sincerely

C.S.C.

Mrs Cherry Cole
The Clerk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

OFFICE HOURS: 10.00AM TO 12 NOON ON TUESDAY, THURSDAY AND FRIDAY

1789/a

SECTION 66 CERTIFICATE

Application No.

16.MAR2001 * 3590

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
WDC	Shute End Wokingham	15/03/01

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . Mrs Waterton . . . . . .

Date . . . . . 15/03/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1933

ADDRESS 27 MERRYWEATHER CLOSE PARISH FINCHAMPST.

PLOT No. 9 ORD. SHEET No. LL.7966 90

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24330	CHARLES CHURCH	O/L.	10.10.85	REF
32365/6	"	RES. DEV.	19.1.89	C/A
34811	M°LEAN	DET HOUSE & GARAGE	16.1.90	C/A
34861	"	"	16.1.90	C/A
BRA 8439	"	"	22.3.90	APP
36761	"	MODS. TO HOUSE TYPE	21.11.90	C/A
BRA 9781	"	"	11.2.90	APP

MINISTRY DECISION 24330 – APPEAL ALLOWED – 2.12.87

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 16.MAR2001* 3590

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	Mrs Waterton 27 Merryweather Close Finchampstead Wokingham RG40 4YH 0118 973 4318
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	Conversion of garage & construction of new garage & access to the rear
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 brick to match Tiles to suit bus pitch
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.

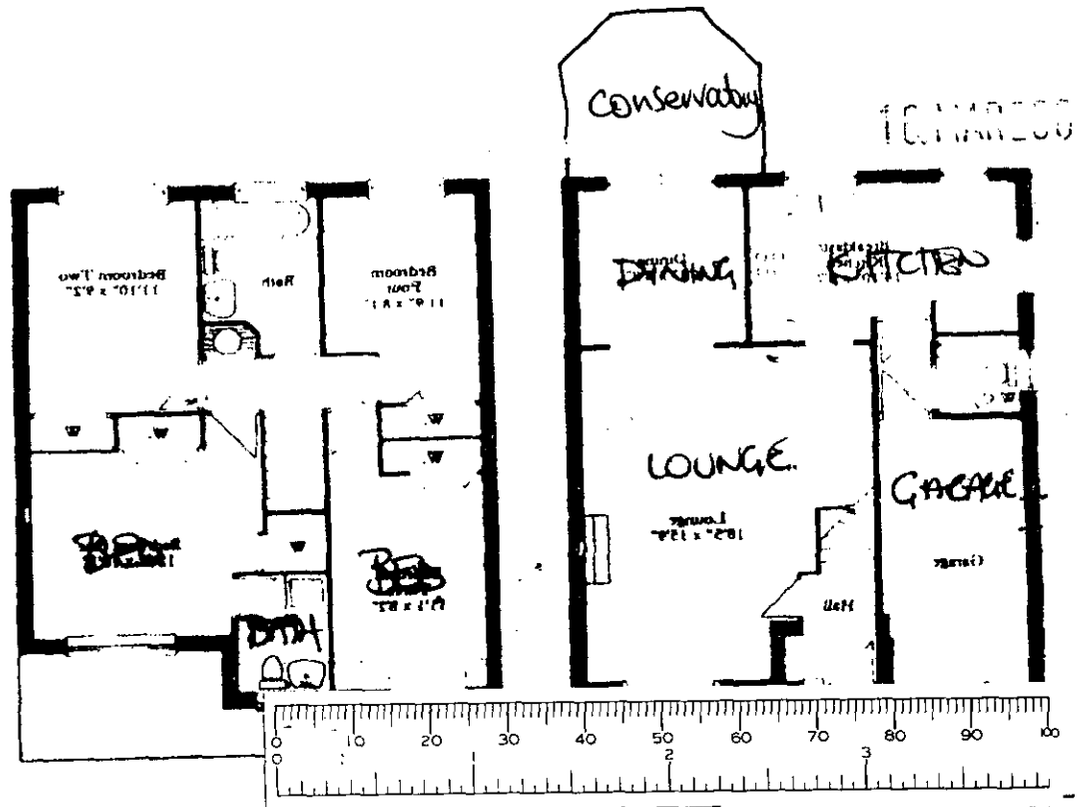
Your signature: Jane E Waterton

on behalf of

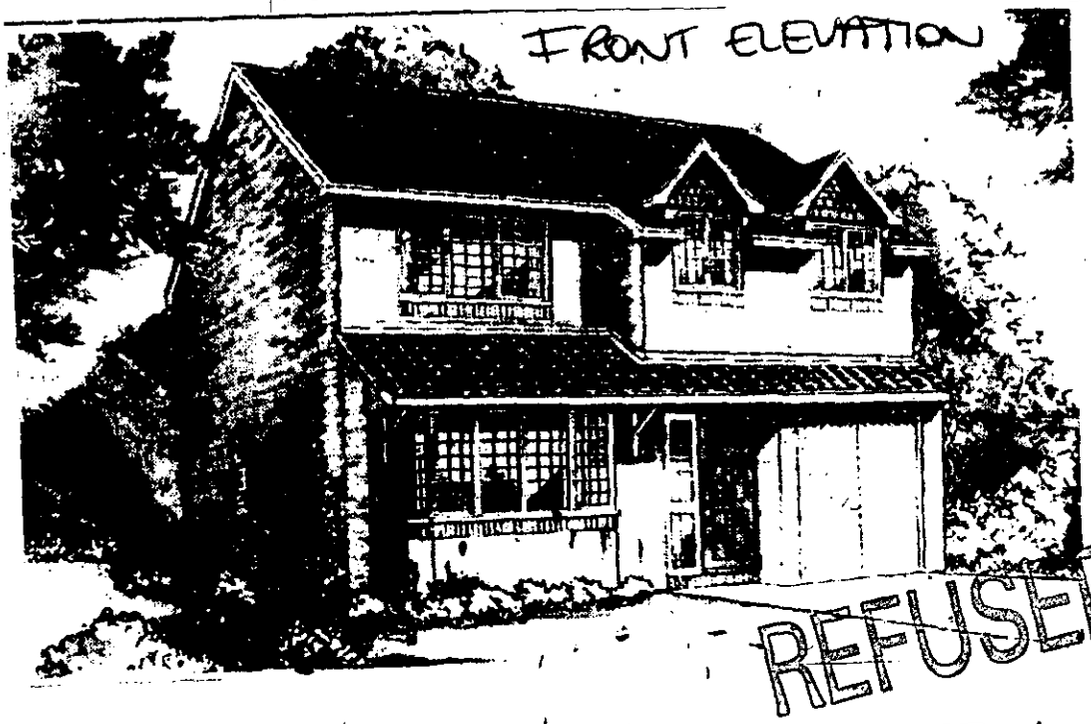
Date 23/02/01

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

10 MAR 2001 3590



FRONT ELEVATION



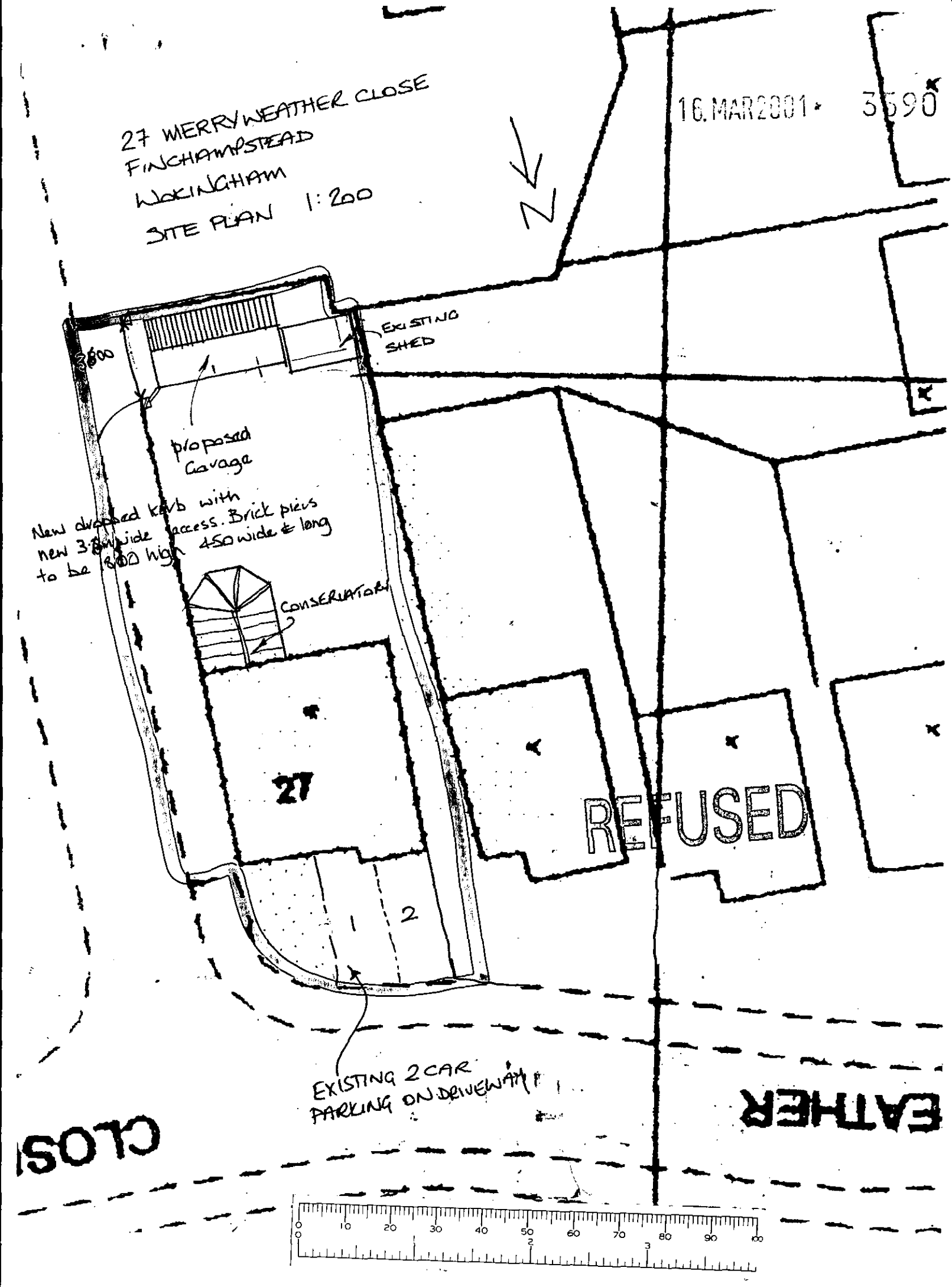
REFUSED

EXISTING ELEVATION
&
FLOOR PLANS

27 Merryweather Close
Finchampstead
Wokingham
1:100 approx

16.MAR2001 3590

27 MERRYWEATHER CLOSE
FINCHAMPSTEAD
WOKINGHAM
SITE PLAN 1:200



Ordnance Survey®

16.MAR2001 ★ 3590

Siteplan™

1:1250 Scale



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20 0 20 40 60 80

Metres

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000..

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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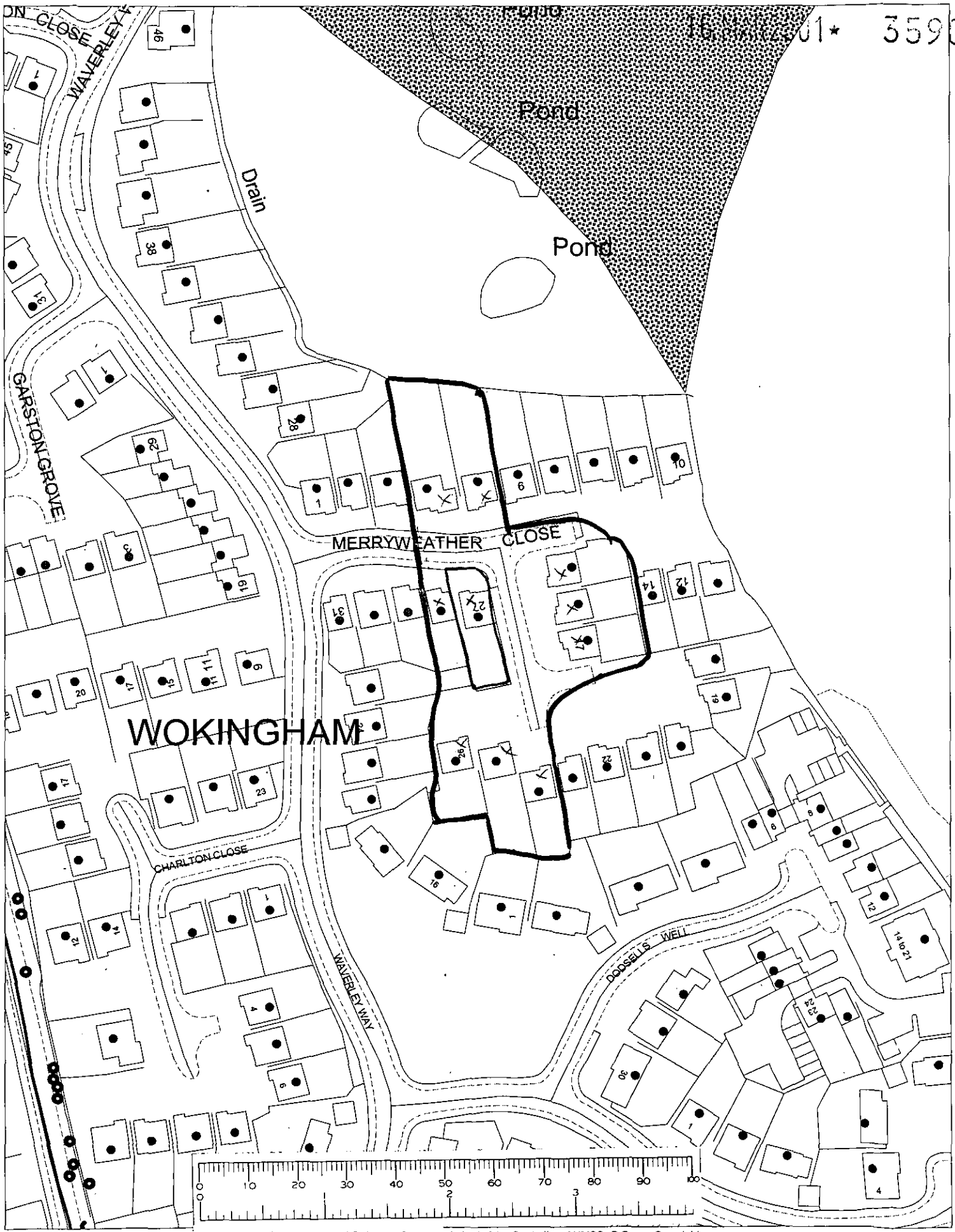
Centre coordinates : 479583mE 165963mN

National Grid sheet reference at centre of this Siteplan: SU7965NE.

Supplied by : Blackwell's Reading
Serial Number : 2516

16 MAR 2001 * 3590



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Development Control Section, Environmental Services, Wokingham District Council.

2 March 2001

Scale: 1 : 1250

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