WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Coombes
C/O Mr R Tweedale
Bradcutts
Alleyns Lane
Cookham Dean
Berkshire
SL6 9AD

Application Number: F/2002/8232

Parish: **WARGRAVE**

Location: **28, Braybrooke Road, Wargrave.**

Proposal: **Proposed two storey and single storey rear extensions to dwelling.**

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

Conditions

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

3. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut with the exception of the top half of the window being openable, and be permanently retained so thereafter.

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

Reasons

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

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

3. To safeguard the amenities of the occupiers of neighbouring residential properties.

4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan number RT/02/82/05 Rev, received by the Local Planning Authority on 23 January 2003, and Plan numbers RT/02/82/06 Rev b, RT/02/82/07 Rev b, RT/02/82/08 Rev b and RT/02/82/09 Rev b, received by the Local Planning Authority on 3 March 2003.

2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

5. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

6. 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WLL4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 19/03/2003

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.

Date: 07 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8232

Location: 28, Braybrooke Road, Wargrave.

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Applicant: Mr & Mrs T Coombes C/O Mr R Tweedale.

Case Officer: Daniel Gigg

The new plans show the following: Full hip roof to the proposed two storey extension. Drawing nos: RT/02/82/06 Rev b, RT/02/82/07 Rev b, RT/02/82/08 Rev b, RT/02/82/09 Rev b.

Comments are required by 18/03/2003.

Should you have any queries regarding this application please contact the case officer Daniel Gigg on 0118 974 6296.

Date: 07 March 2003

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8232

Location: 28, Braybrooke Road, Wargrave.

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Applicant: Mr & Mrs T Coombes C/O Mr R Tweedale.

Case Officer: Daniel Gigg

The new plans show the following: Full hip roof to the proposed two storey extension. Drawing nos: RT/02/82/06 Rev b, RT/02/82/07 Rev b, RT/02/82/08 Rev b, RT/02/82/09 Rev b.

Comments are required by 18/03/2003.

Should you have any queries regarding this application please contact the case officer Daniel Gigg on 0118 974 6296.

The Parish Council considers that the development would be overbearing and have an adverse effect on neighbouring properties causing loss of light.

Melanie Quinn AFO 12-3-3

AH

FROM: Daniel Gigg

D. . E: 29 January 2003

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8232

Proposal: Proposed two storey and single storey rear extensions to dwelling..

Site Address: 28, Braybrooke Road, Wargrave, .

Applicant: Mr & Mrs T Coombes C/O Mr R Tweedale.

Your observations are required in respect of this application **by 22/02/2003** .

The proposed second storey development will be overbearing and the proposal will have an adverse effect upon the neighbouring properties causing loss of light.

SIGNED: Melanie Quinn DATE: 13-2-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
AFO.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8232

Applicant : Mr & Mrs T Coombes C/O Mr R Tweedale.

Location : 28, Braybrooke Road, Wargrave, .
Proposal : Proposed two storey and single storey rear extensions to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/01/2003

Earliest Date for Decision : 22/02/2003

Latest Consultation Date/Site Notice Expiry Date : 22/02/2003

This application will have expired on: 20/03/2003. 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 :

Planning Issues :

Application Number: F/2002/8232 – 28 Braybrooke Road, Wargrave

Appraisal:

Proposed Development

The proposed development is a two storey rear extension and single storey rear extensions. The two storey extension will project 3.8m, it will be 5.85m in width and a height to the eaves of 5.5m and to the ridge of the roof of 8.8m. The single storey extension to the east of the proposed 2 storey extension will be 3m in width, it will project 3.95m and to the eaves will be 2.75m and to the ridge will be 3.55m. The single storey extension to the west of the proposed 2 storey extension will be 3.35m in width, it will project 3.95m and to the eaves will be 2.75m and to the ridge will be 3.55m.

Local Plans
Loddon Area Local Plan
Wokingham District Local Plan (modified)

- Identified Settlement
- River Valley Policy Area

1. Impact upon neighbouring properties

Overlooking
One window is proposed in the east and west elevations at first floor level. Given that these are proposed to be obscure glazed windows there will be no loss of privacy to neighbouring properties.

A window is proposed in the side elevation of the single storey extension that is proposed to the east of the two storey extension. Given that there is a boundary fence will trellis of approximately 2.6m in height, there will not be any overlooking.

Velux roof lights are proposed in the sides of the existing roof. Given that the window east facing elevation will face the flank wall of no. 26 Braybrooke Road there will not be any direct overlooking. Further, the window in the west facing elevation will be 13.5m from the rear wall of no. 4 Spring Walk and accordingly this is a sufficient distance for there not to be any direct overlooking.

A velux roof light is proposed in the roof of the rear elevation of the extension. Given that there is a distance of approximately 27m between this window and the property to the north of the application site there will not be any overloking.

Overbearing
Given that there is a distance of 10m between the proposed two storey extension and the boundary of no. 26 Braybrooke Road and given that a full hip roof will reduce the massing it is felt there will not be any overbearing impacts to this property.

Given that there is a distance of 13.5m between the proposed two storey extension and the rear wall of no. 4 Spring Walk and given that a full hip roof will reduce the massing it is felt there will not be any overbearing impacts to this property.

Although the single storey extensions project 3.95m beyond the rear wall of no. 28, it is not felt that these would be overbearing to no. 4 Spring Walk or no. 26 Braybrooke Road given the relationship to these properties

Overshadowing
There will not be any infringement on light to an unacceptable degree to no.s 26 Braybrooke Road and No. 1 Spring Walk.

2. Impact upon the character of the area

The proposed extensions will be in proportion to the host building. In addition, materials are proposed to match the existing. Accordingly, there will not be any detrimental impacts on the character of the area.

The site lies within the setting of the Thames Valley. The proposed extension will not have a detrimental impact on the character of this area.

3. Car Parking

No additional bedrooms are being created. Accordingly, there is no requirement for additional car parking spaces.

4. Consultation

Wargrave Parish Council
Raise an objection on the grounds of loss of light and overbearing to neighbouring properties.

No. 26 Braybrooke Road
Raise an objection on the grounds of loss of light, overbearing and overlooking.

No. 4 Spring Walk
Raise an objection on the grounds of loss of light and overlooking.

Officer comments – given the comments in section 1 of this report the objections raised could not warrant refusal of the application.

Approval: ✓ **~~Refusal:~~**

3232

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C046	R046	after 'fixed shut' insert 'with the exception of the top half of the windows being openable'...
4	C044	R044	"first floor level or above in the east and west facing elevations of the extension"

Informatives for approvals	
1	This approval is in respect of the OS Site Location Plan and Plan No.s RT/02/82/05 Rev received by the LPA on 23 January 2003 and Plan No.s RT/02/82/06 Rev b, RT/02/82/07 Rev b, RT/02/82/08 Rev b and RT/02/82/09 Rev b received by the LPA on 3 March 2003.
2	Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar
3	No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected
4	Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1, WLL4
Green Belt Local Plan	EN1
Berkshire Structure Plan	
Minerals Local Plan	

Recommendation and conditions/reasons agreed: [signature]

Date: 19/03/03

Change in height of roof.
- At present looks like height is being increased. Re-consult?

RECORD OF SITE VISIT

SITE ADDRESS: 28 Braybrooke Road Wargrave . APPLICATION NUMBER: F/2002/8232	OFFICER: Daniel Gigg DATE OF SITE VISIT: 11/2/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Mix [illegible]

3. DESCRIPTION OF SITE/BUILDING

Detached [illegible]
Additions to side of property.

4. RELATIONSHIP TO ADJOINING PROPERTIES

East - Window at 1st floor level in no 26. Boundary is 2m high lap fences. Projecting from rear wall of 28 is the 2m fence with 80cm of trellis that projects 5.5m.
West - Rear wall of property at [illegible]
Window on right hand side is obscure [illegible] a door directly below at ground floor level. Then window on left hand side is to a bedroom [illegible] at ground floor is French door. Short gardens.

5. SITE CONSTRAINTS

TREES N/A

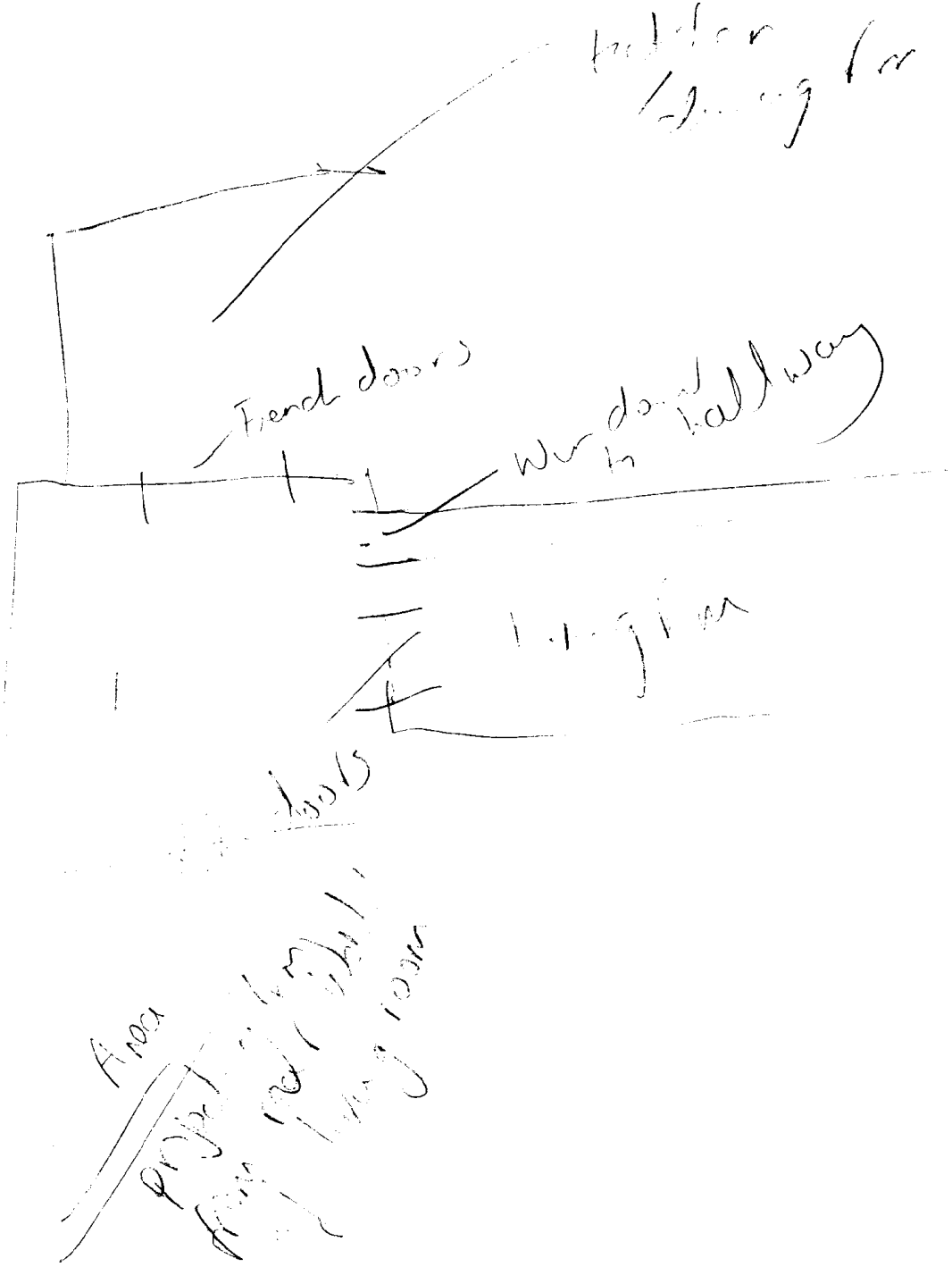
ACCESS/PARKING No [illegible]

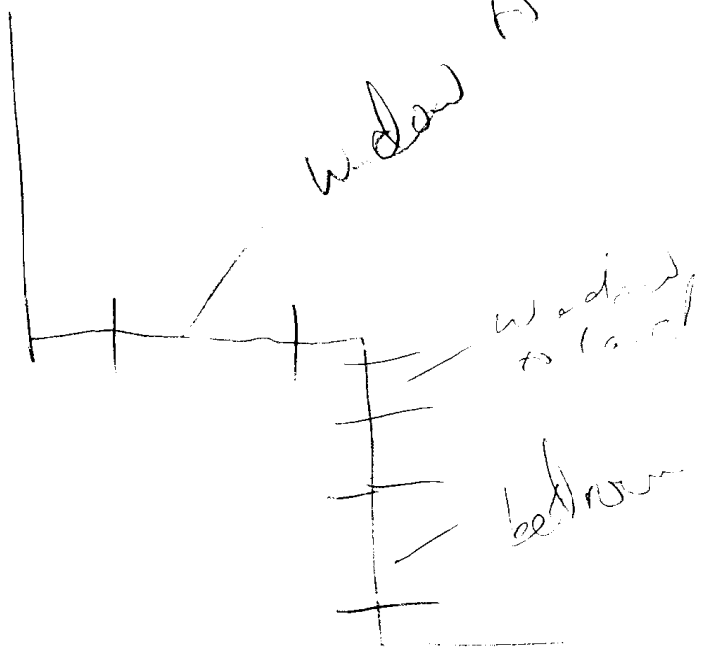
LEVELS N/A

BOUNDARY TREATMENT N/A

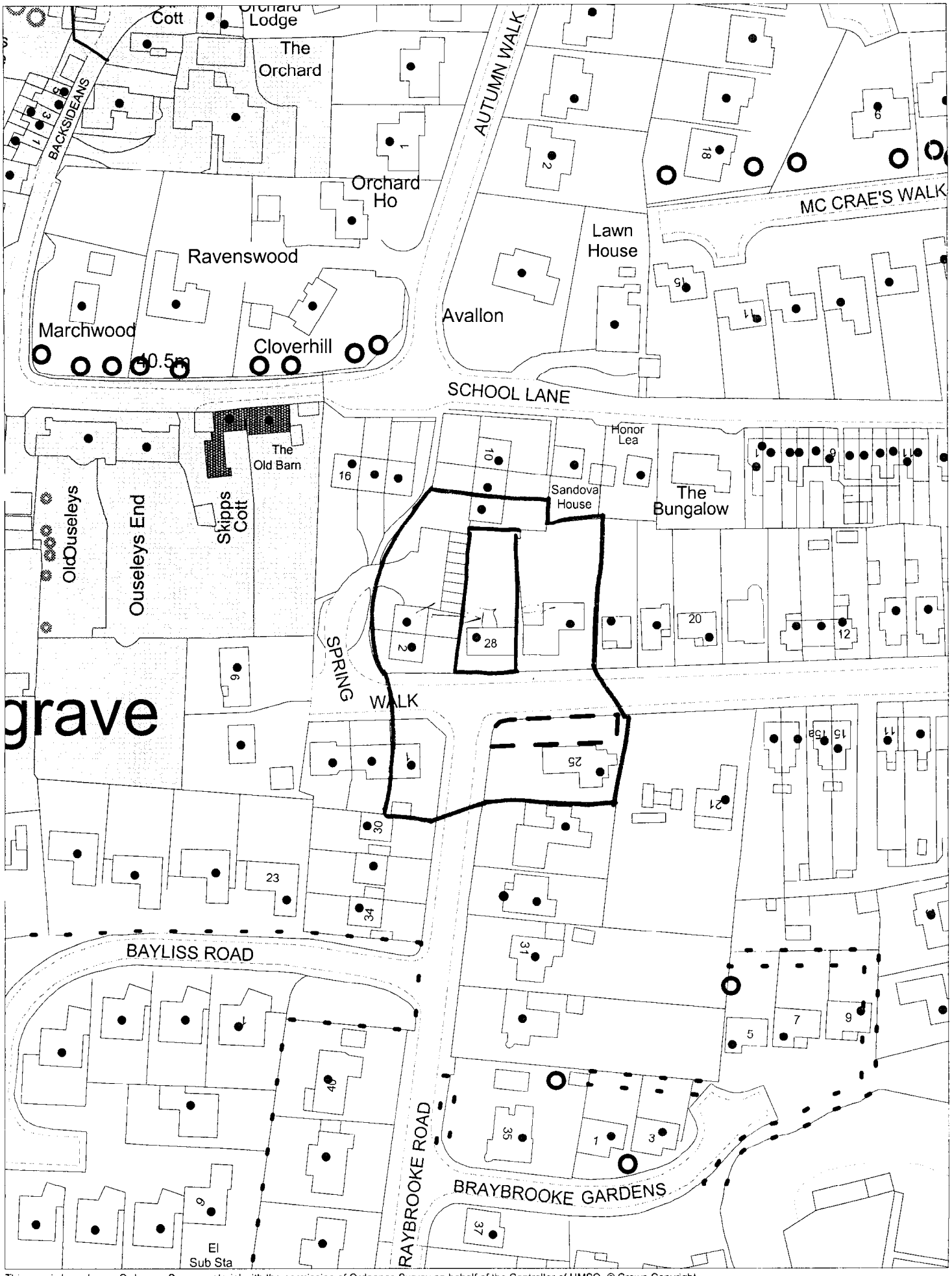
OTHERS N/A

[illegible] high [illegible] trees [illegible] brick [illegible] wall or [illegible] [illegible] high fence [illegible] [illegible] floor level


French doors
window in hallway


window

23.JAN.2003 8232



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Development Control,Wokingham District Council.
2 January 2003

Scale: 1 : 1250

N W E S

OBS

DPE

Mrs. C. J. A. Fenner,
4, Spring Walk,
WARGRAVE,
Berks.
RG10 8DX

7/2/03

6th February, 2003.

Tel: (0118) 9402934.

Wokingham Unitary,
Environmental Services Department,
Planning Services,
P.O. Box 157, Shute End,
WOKINGHAM, Berkshire.
RG40 1WR

For the attention of Daniel Gigg- Development Control Officer.

Dear Mr. Gigg,

RE: APPLICATION NUMBER F/2002/8232

SITE ADDRESS: 28, Braybrooke Road, WARGRAVE.

PROPOSAL: Proposed two storey and single storey rear extensions to dwelling.

First of all - this is the third Planning Application for the same development at 28, Braybrooke Road, Wargrave. The Application numbers being F/2002/8089, F/2002/6338 and now F/2002/8232. Each time the development has increased in size.

I am very disturbed by the recent increase in the size of the middle section of this development to two storeys, and the fact that windows will be facing my property. Again this whole building is only inches from my boundary and house. There would be overshadowing, overlooking and (loss of privacy.)

Extensive work has been carried out on this house for years. There are already four bedrooms, and Mr. & Mrs. T. Coombes have only two small children. I can only think that this extra large building might house another family which could cause more noise and disturbance to myself.

Please find enclosed Planning Application Comments Sheet.

Yours sincerely,

Corinne Fenner.

enc;
c.c.

SENT BY RECORDED DELIVERY.

PL/ 'NING APPLICATION COMMENTS SHEET
FO _F/2002/8232. (Case Officer:Daniel Gigg)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8232

YOUR NAME: Corinne Jenner

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 Spring Walk
Reading
Berks
RG10 8DX

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

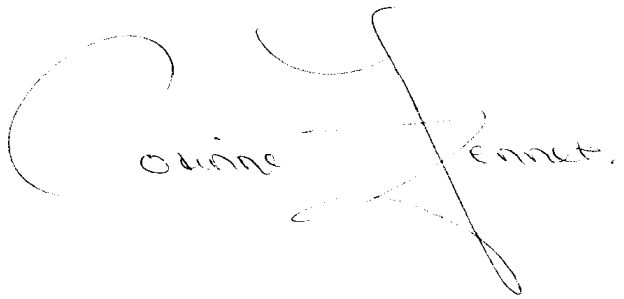
Comments: This is the third Planning Application for the same development at 28, Braybrooke Road, Maytree. The numbers being F/2002/8089, F/2002/6338 and now F/2002/8232 Each time the development has increased in size
The development is only inches from my house boundary + garden. There would be overshadowing, overlooking and (loss of privacy) as windows

Continue over the page if more room required

P.T.O

in the enlarged building will face my house and garden.

I consider the development to be far too large for the site.



858

Mrs. C. J. A. Fenner,
4, Spring Walk,
WARGRAVE,
Berks.
RG10 8DX

10th March, 2003.

Tel: (0118) 9402934.

DFG

✓14/03 Already Logged

Mr. Daniel Gigg,
(Development Control Officer,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR

Dear Mr. Gigg,

SITE ADDRESS: 28, Braybrooke Road, WARGRAVE,

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Revised details are: Full hip roof to the proposed two storey extension. Drawing Nos: RT/02/82/06 Revb, Revb, RT/02/82/07 Revb, RT/02/82/08 Revb, RT"02/82/09 Rev b.

APPLICATION NUMBER: F/2002/8232

Thank you for your letter dated 7th March 2003, with enclosed plans.

Since last April 2002 Planning Applications for the same development at 28, Braybrooke Road, Wargrave have been revised and revised on Application Nos: F/2002/6338 F/2002/8089 and F/2002/8232. Each time the development has increased in size and is still being increased in size.

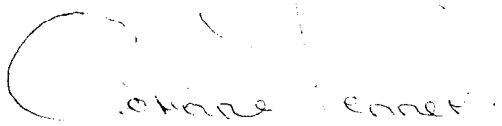
Are the developers trying to wear the neighbours and the Planning Department down with too many planning applications.? Single storey extensions without any windows facing my property would be bearable, but definitely not the two storey middle section. Please look at the proposed West Elevation. This building is the only thing I can see from my lounge and kitchen and garden and is only inches from my fence and garden boundary. Absolutely horrific. There would be overshadowing, over-looking and (loss of privacy.)

contd .....

Although the window to the ensuite would have an obscurely glazed window. The window would be opened to allow any steam from showers or baths etc: (not to mention smells from toilets.)

Please see my letter dated 6th February 2003 with enclosed Planning Application Comments Sheet, sent to you by Recorded Delivery. My views have not changed. I consider the development to be far too large for the site.

Yours sincerely,



Corinne Fenner.

c.c.

copy to Wargrave Parish Council.

sent by Recorded Delivery.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8232. (Case Officer:Daniel Gigg)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
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MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

24/2

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8232

YOUR NAME: MR M G & W Wilsey

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
26 Braybrooke Road, Wargrave
Reading
Berks
RG10 8DT

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
Our objections are twofold:
1) The height and length of the proposed extension, so close to our property, would be overbearing and unattractive
2) The main living area of our house would lose its natural daylight and the sunlight in the afternoon.
We have no objection to an extension next door above their garage, or at ground level no higher than their existing garage roof.

Continue over the page if more room required

PTO

Before any decision is made on this application, we would strongly request a site visit to our house by the Planning Officer(s) concerned.

A copy of our submission to the Wargrave Parish Council is attached. Our objection was endorsed by the Parish Council at the meeting on 10th February, and by the District Councillor at a site visit on 11th February.

Objection to Planning Application No. F2002/8232
for 28 Braybrooke Road, Wargrave, Berks

As the owner of 26 Braybrooke Road, I want to tell you in my own words why we are objecting to the proposed rear extension of our nextdoor neighbours' house at 28 Braybrooke Road.

The back of our house and garden faces north. The main living quarters, which include the kitchen/dining area and master bedroom face west, while the guest room and back of the drawing room face north with a partial view to the west. Because of the very large size of the proposed extension (which would be to our west) we would lose natural daylight in these rooms. We have a patio extending 4.5 metres (15 feet) from our drawing room out towards the garden, accessed both from the drawing room and kitchen/dining area by French windows. This patio, built in 1974, is the hub of our leisure and social life during the summer; we entertain our friends and eat there frequently. If the proposed extension goes ahead, the patio would lose all the direct sunlight from the west that we have at present. We would therefore forfeit a very attractive amenity.

The proposed extension, which is 2 floors plus some 3.3 metres (11 feet) of attic and roof area, is to extend approximately 4 metres (13 feet) outwards towards the garden. Currently the rear of 28 Braybrooke Road sticks out about 0.75 metres (2-3 feet) beyond our drawing room French windows. This means that the proposed extension would protrude the whole length of our patio. The side of the proposed extension would be 4.5 metres (14½ feet) from our patio, but 8.2 metres (27 feet) high from patio level and 8.8 metres (29 feet) from ground level. Incidentally we are raising with the Planning Officer a discrepancy in the plans which show the roof height of the extension to be about 1 metre (3 feet) lower than the roof at the front of the house. In reality the roof heights are identical. The plans tend to give the impression that the back of the house is lower than the front, which is not the case, and this could be misleading.

Based on this background our objections are twofold:

1. The main living area of our house would lose its natural daylight, and the sunlight in the afternoon and evening.

2. The height and length of the proposed extension so close to our property, in our view, is going to be overbearing and unattractive.

Finally, I would point out that we would be quite happy to see our neighbours build as large a single storey extension as they wish, and there is also ample space for building one more storey plus attic space above their existing garage. 28 Braybrooke Road is already a 4-bedroom family house, so we question the necessity for such a large and obtrusive extension, which would severely detract from the amenities we have enjoyed for 30 years and spoil our outlook completely.

We would be happy for anyone associated with this planning application to visit our house and see the effect of the proposed extension on us from our side of the fence. We also intend to ask the Planning Officer to make a site visit to view the proposed extension from our house.

M G W Wilsey
26 Braybrooke Road
Wargrave
Reading, Berks. RG10 8DT
0118 940 2478

26 Braybrooke Road
Wargrave
Reading, Berks.
RG10 8DT

For the attention of Daniel Gigg

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

12th March 2003

Application No. F/2002/8232

Dear Mr Gigg,

Thank you for your letter of 7th March referring to the proposed two storey rear extension to 28 Braybrooke Road, Wargrave, and for sending us a copy of the revised plans. The extra light we would gain from these latest alterations would be insignificant, therefore our original objections still stand. In addition, I notice that there is now a new window in the roof, which means we would be overlooked.

We would like to discuss these revised plans with Frank Browne, the District Councillor, who is away until 19th March, so would ask that no decision is made before his return.

Yours sincerely

Michael Wilsey

M G W Wilsey

Application Number: F/2002/8232

Case Officer : Daniel Gigg

Map No : 21	
Site Area : 0.04	
Received Date: 20/12/2002	

Valid Date : 23 JAN 2003

Level : Delegated Application

Description : Proposed two storey and single storey rear extensions to dwelling.

Location : 28, Braybrooke Road, Wargrave, .

Parish : WA Ward : WAR

Applicant : Mr & Mrs T Coombes C/O Mr R Tweedale.

Fee Required: £110 Fee Received: £0 8089 w/drawn, but already had free go.

Additional: .....110.00..... **or Refund:** .....

requested 8/1 to follow

Enforcement Section to be notified ☐ (tick if required) Not received / received 23/1

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~missing rear elevation~~		
FLOOR PLANS	second floor plan to show new window - what will the loft be used for?	8/1 phoned to follow	23 JAN 2003 ✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	(May need to consult highways if loft is going to be an additional bedroom.)	→	storage

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Ground water zone

River Valley policies Area

NEIGHBOURS

Stn & see map

No pre-apps

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

Tel: 0118 974 6296

Date: 29 January 2003

My ref: F/2002/8232

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8232
28, Braybrooke Road, Wargrave, .
Proposed two storey and single storey rear extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8232**
28, Braybrooke Road, Wargrave, .
Proposed two storey and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne
**********FILE COPY**********

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

Tel: 0118 974 6296

Date: 29 January 2003

My ref: F/2002/8232

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/8232

Proposal:
Proposed two storey and single storey rear extensions to dwelling.

Location:
28, Braybrooke Road, Wargrave, .

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8232 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

29 January 2003

Organisation_Name	Building_Name	address1	Postcode
		26BRAYBROOKE ROADREADING	RG10 8DT
		28BRAYBROOKE ROADREADING	RG10 8DT
		25BRAYBROOKE ROADREADING	RG10 8DU
		1SPRING WALKREADING	RG10 8DX
		6SPRING WALKREADING	RG10 8DX
		2SPRING WALKREADING	RG10 8DX
		4SPRING WALKREADING	RG10 8DX

Neighbour list F/2002/8232.

M. Wilsey
of no 26
0118 [illegible] 0247 8

20/12/02

23.JAN.2003 8232

Daniel Gigg
Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Application Ref F/2002/8089

11/12/02

Dear Daniel,

thank you for you time on the phone yesterday, as per our discussion I popped in to see Emy Circuit this morning and on her advice can confirm the following:

I would like to withdraw the above planning application for the proposed single storey extension at 28 Braybrooke Road, Wargrave, with immediate effect. In it's place we would like to re-apply with a new full planning application for a 2 storey extension. See enclosed.

Apologies for messing you about with this, the reasoning behind the change of mind is that we now propose to stay at the above property long term, as moving to a larger house is prohibitively expensive and also possibly enlarge our family, hence a two storey extension now seems more appropriate.

I discussed with Emy planning application costs and she suggested that we would not need to submit a further fee.

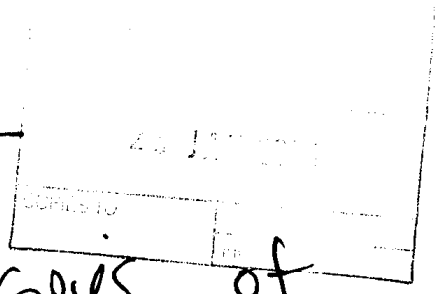
Yours sincerely

Tim Coombes
28 Braybrooke Road
Wargrave
Berks RG10 8DT

0118 9403476 (h)
07855 388106 (m)
01628 476594 (w)

Fee Required -
already have free so.

23.JAN.2003 8232



Dear Mrs Hurst —

Please find 6 copies of

Loft Plan 28 BRAYBROOKE ROAD

WARGRAVE, AS discussed

M. Thanks

Kneedale

23 JAN 2003 8232 20 DEC 2002

Environmental Services

For office use only.
Application number: 8232

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR + MRS T COOMBES.
	Address and postcode	BRAYBROOKE COTTAGE 28 BRAYBROOKE ROAD WARGRAVE BERKS RG10 8DT.
	Phone number	0118 940 3476
2	Agent's Name	MR. R. TWEEDALE
	Address and postcode	BRADCUTTS ALLEYNS LANE COOKHAM DEAN BERKS SL6 9AD
	Phone number	01628 523652
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.	BRAYBROOKE COTTAGE 28 BRAYBROOKE ROAD WARGRAVE BERKS RG10 8DT
4	Give brief details of the proposal for example, two storey side extension. About the application	PART SINGLE STOREY AND PART TWO STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACING BKW TO MATCH EXG. PLAIN CLAY ROOF TILES TO MATCH EXG.
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

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.		
	RE-SUBMISSION OF APPLC NO:- F/2002/6338		
	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+MRS COOMBES

Date 13.12.02

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

BRAYBROOKE COTTAGE PC 19 051 028

ADDRESS 28 BRAYBROOKE ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU.7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
342/51	A. COOK	GARAGE	9 8 51	APP. -
BR 1696	MR. K. MACMILLAN	2/STOREY EXTENSION	25.11.74	APP -
01650	" "	" -	28 11 74	C/A
BR 12426	" "	Chimney stack	27 11 79	app N/A
BR 15076	"	CONSERVATORY	4.6.80	APP N/A
13763	"	"	31. 8. 80	N/A C/A
BR 20121	MR K. MACMILLAN	ENLARGE REARDOOR WINDOW	82.83	APP N/A
F/2002/6338	Mr+Mrs T. Coombes	S/St/R ext.	1.7.02	C/A
F/2002/8089	"	S/St/R - amend. to 6338		
F/2002/8232	"	2St+S/St/R ext.		

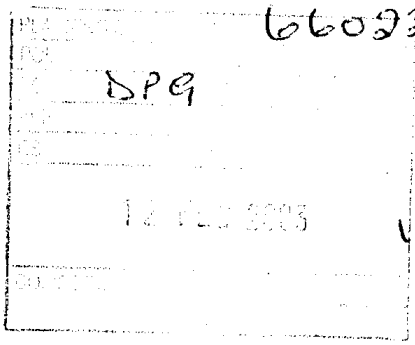
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Attn Daniel Grigg
Wokingham Unitary



11.2.03.

Dear Mr Grigg

re 28 Braybrooke Rd Wargrave
appl ref F/2002/8232

Please find enclosed 6 copies of revised elevations of the above showing the ridge ht of the original part of the house amended.

Many Thanks

K Tweddell.

26 Braybrooke Rd

1 window in side elevation facing no 28.

Site plan 1:500 indicates 10m separation between proposed 2 s element and 2s element of no 28.

10m ⇒ 1st floor

7m → ground floor.

8232

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 25 November 2003
My ref: SR/2002/8232
Your ref: 74842

Tim Coombes
28 Braybrook Road
Wargrave
Berkshire
RG10 8DT

Dear Mr Coombes,

REF: PROPOSED ALTERATION TO APPLICATION NO. F/2002/8232 AT 28 BRAYBROOK ROAD, WARGRAVE.

I can confirm that the proposed insertion of a window into the first floor East elevation as shown on drawing number F/2003/8232/A dated 24/11/03 will require a new application to be submitted.
The reason for this being that condition 04 of planning permission F/2002/8232 states:

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

Please find enclosed the relevant forms should you wish to proceed.

Should you require any further information, please contact Simon Roskilly on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

74842

SXR

Simon Roskilly
Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Application Ref F/2002/8283

20/11/03

Dear Simon,

thank you for you time on the phone yesterday, as per our discussion I enclose sketches of the proposed movement of the velux roof lights. I am requesting that the position be moved 500 mm into the new build section of the roof, as opposed to being positioned in the existing roof. The positioning had been discussed with the architect but the alteration had been missed off the final drawings. As shown, the roof lights will remain at the same height in the roof. Could you please let me know if this will be acceptable,

Yours sincerely

Tim Coombes

Tim Coombes
28 Braybrooke Road
Wargrave
Berks RG10 8DT

0118 9403476 (h)
07855 388106 (m)
01628 476594 (w)

BROOK HOUSE PC 19 051 026

ADDRESS 26 BRAYBROOKE ROAD " PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (2.)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
659/55	REV. P. UNDERHILL	GARAGE	13.9.55	APP. W/A
342/73	MAJOR M. WILBEY	2/STOREY EXTENSION	22.3.73	— C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

10 December 2003

Mr Douglas Patterson
Chief Executive
Wokingham Council
DX 33506
WOKINGHAM

The Commission for
Local Administration in England

Tony Redmond
Local Government Ombudsman

Peter MacMahon
Deputy Ombudsman

Your ref:
Our ref: 03/A/12996/ST

If telephoning please contact Mr Tompsett on 020 7217 4674 or Jasvir Sandhu on 020 7217 4685
e mail address: a2@lgo.org.uk

Dear Mr Paterson

The Local Government Ombudsman has received a complaint from Mr M Wilsey. Details of the complaint are enclosed. You will remember that Mr Wilsey first complained to the Ombudsman in May 2003, and I referred the complaint to you to put through the Council's own complaints procedures. Mr Wilsey was not content with the Council's response to his complaint, and he has complained to the Ombudsman again.

Mr Wilsey complains that there was error in the way the Council dealt with a planning application. It has been decided that the complaint should be investigated. A copy is enclosed of my letter to Mr Wlisey setting out my understanding of the facts and my reasons for thinking that it would help to have information from you about one of the issues he has complained about.

Would you please, within the next 15 working days:

1. Comment generally, if you wish to, on the complaint, or on anything I have said in my letter to Mr Wilsey.
2. Send a copy of the plans which were granted planning permission
3. Send an Ordnance Survey extract showing the application site and Mr Wilsey's property
4. Send a copy of the case officer's working notes which the Council has referred to.

/...

Millbank Tower Millbank London SW1P 4QP
Tel 020 7217 4620 **Fax** 020 7217 4621
email enquiries.london@lgo.org.uk
DX 2376 Victoria 1

Please bear in mind that, unless you request otherwise, your comments and any accompanying documents may be passed on to the complainant. If there is any difficulty providing any of the information I have asked for I can be contacted by telephone on the above number.

Yours sincerely

Stephen Tompsett
Investigator

26 Braybrooke Road,
Wargrave,
Reading, Berks. RG10 8DT
0118 9402478

24th November 2003

S. Tompsett, Esq.
Local Government Ombudsman
Millbank Tower
Millbank
London SW1P 4QP

Your Ref: 03/A/01892/SDT

Dear Mr Tompsett,

Complaint against Wokingham District Council
Objection to Planning Application Ref F/2002/8232, 28 Braybrooke Road, Wargrave

In reply to your letter of 12th June, I have now completed Stages 2 and 3 of the complaints investigation against Wokingham District Council and am entirely dissatisfied with the response to the two questions we put to them, both from the Acting Director of Environmental Services and the Chief Executive. These are as detailed under points 1 and 2 of my letter to you of 6th May.

Point 1

Referring to the last paragraph on page 1 of Douglas Patterson's letter of 19th August, I understand that the Planning Department are not obliged to inform neighbours of the completion date of any proposal. However, in the light of such strong objections from us and the Parish Council, when we specifically wrote to ask for the decision to be delayed until the District Councillor returned from holiday on 19th March, surely the Planning Department had an obligation at least to tell us that the decision would be made before that date when they acknowledged our letter on 14th March. Following on from this, referring to the subsequent paragraph in the Chief Executive's letter, the delay in reporting back to you has been caused partly by summer holidays but largely because we have been awaiting the outcome of the Chief Executive's discussion with Frank Browne on this issue. We reminded him of this on 26th September, but, as 12 weeks have passed, he is not going to comment now. This may well be because he doesn't consider the matter important enough, or I think probably, because Frank Browne told him that he had voiced his objections to the Planning Department verbally which resulted in the plans being revised, then went on holiday and the case officer pushed the application through quickly before the District Councillor returned.

Point 2

Whether the Principal Planning Officer was aware of the error in the appraisal form or not is immaterial. Bearing in mind that that particular paragraph in the form was the crux of the reason for granting approval, he has signed a false document which should make the decision incorrect. Had he studied the plans, which he was not required to sign, surely he would have checked the decisive measurement and would have amended the form before signing it. I refute the section in the Chief Executive's letter under 'error in case officer's report'– the difference in distance the Planning Department claim between our properties is critical and I very much doubt that any senior planning

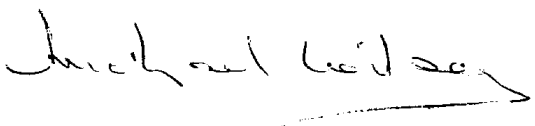
officer, seeing a proposed extension to a height of 30 feet being built 14 feet away from our ndary, would have passed this. I feel the whole matter was left entirely to the junior case officer who conveniently made an error which made the application appear reasonable.

I would also refer to the second and third paragraphs on page 2 in Mark Moon's letter of 25th June, which I think go a long way to explaining the actions of the case officer. I still feel we have been the victims of the past inefficiency of the Planning Dept and the need for the Government to impose target figures on them. I see no reason to change my views expressed in my letter to the Chief Executive, in the light of his reply under 'other issues' in his letter of 19th August. I also note with interest his comment that 'the planning system does not exist to prohibit any development which may have a detrimental impact on the amenity of existing residents ...'. Why not? I thought the Council was supposed to be unbiased towards applications, particularly when there are reasonable objections against an extension. The objector would seem to be quite unable to prevent an unattractive and overbearing building being erected on his boundary, no matter how much damage this does to his outlook, or how much it devalues his property. I still feel we have been left with no way of appealing against or stopping this application, as the WDC chose to push the approval through, knowing the District Councillor could not 'list' it in time.

As a background to the above, there have been several other strange decisions affecting our area made by the WDC Planning Dept recently. I will quote two, which have occurred in the past month, to illustrate this point. First, the WDC Planning Dept recommended approval of a 13 dwelling development with access directly opposite the junior school which is located on a narrow road (this was turned down by a Development Control Committee). Secondly, I am enclosing an article written by Paul Daniels from *The Henley Standard* (which also appeared in the *Daily Telegraph* on 13th November) describing his experience (and opinion) of the local Planning Dept. He is lucky enough to be the applicant so has the right to appeal or revise his plans – we didn't. The Planning Dept is reputed, locally, to be overworked and poorly staffed, hence the imposition of Government target figures on them, and the illogical decisions that are taken. It does seem to me that far too much power is given to a disorganised bureaucracy and that they should be obliged to have their controversial decisions heard by a committee and not taken by one officer under delegated powers. In our case our way of life has been changed – their actions have caused our attractive patio to be turned into a yard.

I am enclosing the relevant correspondence we have had with WDC and hope you will consider that our complaint is worthy of further investigation. I look forward to hearing from you.

Yours sincerely



MGW Wilsey

Attachments

Letter 25th June from Acting Director of Environmental Services, WDC
Letter 14th July from me to Chief Executive of WDC
Reply 19th August from Chief Executive
Letter 26th September from me to Chief Executive
Article 14th November in *Henley Standard*

10 December 2003

Mr M Wilsey
26 Braybrooke Road
Wargrave
Reading
BERKSHIRE RG10 8DT

Our ref: 03/A/12996/ST

If telephoning please contact Mr Tompsett on 020 7217 4674 or Jasvir Sandhu on 020 7217 4685
e mail address: a2@lgo.org.uk

Dear Mr Wilsey

Your complaint against Wokingham Council

I am writing further to our letter of 2 December to say that your complaint to the Local Government Ombudsman has been allocated to me to deal with. Your complaint is that there was administrative error in the way that the Council dealt with a planning application for an extension to your neighbour's house.

More specifically you allege firstly that the Council was at fault in the way that officers determined the application under delegated powers, and secondly that there was an error in the case officer's report making an assessment of the application. I should perhaps emphasise that the Ombudsman investigates allegations that maladministration has caused injustice; it is no part of the Ombudsman's functions to review the *merits* of decisions that the Council has made as the local planning authority.

Delegated powers
The Council has explained that Ward Councillors are notified about planning applications and are given 28 days to request that applications which may be determined by officers under delegated powers should, instead, be 'listed' and determined by the Planning Committee. Whether to 'list' a planning application is entirely a matter for Ward Councillors.

In this case, it seems that the two Ward Councillors were properly notified when the application was submitted, but neither of them asked for the application to be 'listed'. Revised plans were subsequently submitted which showed that the roof of the proposed extension would have a hipped end rather than a gable end. I can see no error here in the Council's actions.

/...

The allegation of administrative error you may be making could be that the Ward Councillors were not renotified when the amended plans were submitted and given a second opportunity to 'list' the planning application. The Council has explained that as the Councillors did not ask for the application to be 'listed' in its original form they were unlikely to ask for it be 'listed' when the amendments were made as the amendments had the effect of reducing the impact of the proposed development.

The Ombudsman can consider it to be an error for councils not to renotify people about planning applications when amended plans are submitted, and he is most likely to consider this to be maladministration when revised plans have the effect of increasing the possible impact of a development proposal. In this case, and on the basis of my current understanding of the facts, I do not see that the Council was at fault. The decision not to renotify Councillors who had not requested the application in its original form to be 'listed' seems to me to have been a matter of judgement by the Council rather than an administrative error and I am not proposing that this aspect of your complaint should be investigated.

Case officer's report

The case officer's report described in some detail the dimensions of the proposed extension. The decision to grant planning permission was not made by the case officer, but by more senior officers. The case officer's report contained an error: it said that the two storey element in the development would be 10m from the boundary with your property. In fact, it seems that this part of the extension would be 10m away from a two storey part of your own house; not 10m away from the boundary.

The Ombudsman would not always consider an error in a report to be maladministration; this would depend on the significance of the error. The Council has pointed out that this particular dimension was one of many in the case officer's report; that the case officer's working notes indicate that he was well aware of the actual distances involved; and that the officers who decided that planning permission should be granted would also have seen the plans illustrating the development.

Even if the Ombudsman considered the error in the report to be maladministration he would then have to decide whether the error caused injustice. What would have happened if the error had not occurred and the case officer's report had said that the extension would be 10m away from your house rather than 10m away from the boundary? It is quite possible that the Council's decision to grant planning permission would have been the same. You say you very much doubt whether a senior planning officer would grant planning permission for a development 30 feet high only 14 feet away from the property boundary, but I would expect that there are many examples of buildings of this height which are even closer to property boundaries.

/...

Your letter of complaint to the Ombudsman takes issue with the comment in the Council's letter of 19 August that the planning system does not exist to prohibit any development which may have a detrimental impact on the amenity of existing residents. The Council's letter goes on to explain this point in a bit more detail and I do not see that the Council is at fault in what it has said. The planning system operates in the public interest, not to protect private interests. There would be a public interest in ensuring that development does not have such a serious effect on existing dwellings that they become uninhabitable. On the other hand, most new development will have some effect on someone. Whether the effect of a development proposal is so great that the public interest indicates that the Council should refuse planning permission is a matter of judgement for the Council, not for the Ombudsman, and the fact that your property will be affected by the development and may be devalued by it does not, in itself, indicate that there was administrative fault in the Council's decision to grant planning permission.

Nevertheless, before making a decision on this aspect of your complaint, it seems to me that I should ask the Council for information and comments, and it has been decided that your complaint should be investigated. A copy of the letter I have sent to the Council is enclosed. I will write again when the Council has replied with the information I have asked for.

Yours sincerely

Stephen Tompsett
Investigator

Gralised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2002/~~8233~~ 6338
BUILDING CONTROL NUMBER.	FP/2003/4298
APPLICANT/AGENT	MR R TWEEDALE
ADDRESS OF SITE	28 Braybrooke Road Wargrave
DESCRIPTION OF PROPOSED WORK	Single Storey/Two Storey Rear Extension

DRAWING NUMBERS

	BC	DC
BLOCK PLAN ✓	Un-numbered	Un-numbered.
ELEVATIONS	RT/82/WD/02	RT/02/82/06 Rev B RT/02/82/07 and 08 Rev B
FLOOR PLANS	RT/82/WD/01	RT/02/82/05 Rev RT/02/82/05

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19.03.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE ✓	
IF YES, WHAT ARE THE DIFFERENCES ? Some v. minor differences to Window types/sizes.		
DATE	13.06.03	

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	

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

for 2 storey + S/s rear ext

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	8232 DG
BUILDING CONTROL NUMBER	BW/2002/463 Andy see
APPLICANT/AGENT	Shaun Metcalfe
ADDRESS OF SITE	28 Braybrooke Rd WARGRAVE
DESCRIPTION OF PROPOSED WORK	S/s breakfast room ext.

See letter - PA for S/S not now being pursued.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans.	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Note to BC re 2 storey + S/s rear ext.	BC - S/S rear DC - 2 storey + S/s rear.	
DATE	15/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	15/4/03.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	