APPLICATION NO:
F/2001/3165

LOCATION:
3 Hornbeam Close, Wokingham.

APPLICANT:
Mr & Mrs Lane C/O K P G Design Services

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lane
C/O K P G Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Application Number: F/2001/3165

Parish: **BARKHAM**

Location: **3, Hornbeam Close, Wokingham.**

Proposal: **Proposed single storey rear extension 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.

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

Condition
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.

Condition
3. 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 side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Informative
1. This permission relates to the application as amended with revised drawings numbers 183/05A, 183/07A, 183/11 and 183/12 submitted to the Local Planning Authority on 2 March 2001 showing reduction in depth of extension and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission/consent/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.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
4. 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 Policies EN1 and LTV1.
South East Area Local Plan Policy SBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 05/04/2001

Notice checked by: C Hurst

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3165	FH
BUILDING CONTROL NUMBER.	FP2001/1852 Howard	
~~APPLICANT~~/AGENT	KPG Design Services	
ADDRESS OF SITE	3 Hornbeam Close Elizabeth Park BARNIM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	KPG-183/05A	KPG-183/05A
ELEVATIONS	KPG-183/07B KPG-183/12A	KPG-183/07A KPG-183/12
FLOOR PLANS	KPG-183/11A	KPG-183/11

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Recd 11·50AM 1·3·01

REVISED PLAN
3165

kpg design services

Your Ref: **FH/F/2001/3165**
Our Ref: KPG - 183

28 February 2001

405774

FH

02 MAR 2001

COPIES TO: | ACK: | FILE:

Miss F Humayan
Planning Services
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Humayan

PROPOSED SINGLE STOREY EXTENSION AT 3 HORNBEAM CLOSE, ELIZABETH PARK, BARKHAM.

Further to your letter dated 16 February 2001, and telephone conversations regarding the above, I am confirming that my clients have agreed to the reduction in depth of the extension to 4m. I am, therefore, enclosing 6 copies of the following drawings with the relevant amendments for your information:

KPG – 183/05A, 07A, 11, & 12.

I trust that the amended plans are suitable, and I look forward to receiving your approval in due course. In the meantime, should you wish to discuss any matter, please do not hesitate to contact me.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

8 Owl Close, Wokingham, Berkshire, RG41 3HY. Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

Rec'd PH 2.2.01.

kpg design services

PLANNING SERVICES	HPT
POL	TLS 37515
DC	RHF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK:
	FILE:

Your Ref: **F/2001/3165**
Our Ref: KPG - 183

2 February 2001

Farah Humayan
Planning Services
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Farah Humayan

PROPOSED SINGLE STOREY EXTENSION AT 3 HORNBEAM CLOSE, ELIZABETH PARK, BARKHAM.

Further to your letter dated 17 January 2001 regarding the above, please find enclosed Dwg No. KPG – 183/10 for your information as requested.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

8 Owl Close, Wokingham, Berkshire, RG41 3HY, Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

WORK SHEET FOR : Farah Humayun

Application Number : F/20001/3165

Applicant : Mr & Mrs Lane c/0 K P G Design Service

Location : 3 Hornbeam Close, Wokingham

Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		14/02/01

Date of Neighbour Notifications :
.....

Date of Site Visit :
.....

Date Registered : 12/01/01

Earliest Date for Decision : 10/02/01

Latest Consultation Date/Site Notice Expiry Date :

Application Expiry Date: 9/03/01

Consultation Responses :

NEIGHBOURS - Objections (4) - overbearing
- restriction of access
- setting a precedent
- overshadowing impact

Planning History :

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES

SA

Application Number: F/2001/3165

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. single storey rear extension to dwelling. Under revised plans submitted (18/7/07 A) the projection of the extension is a total 4.2 metres from the existing rear elevation of the property. The extension extends 1 metre to the side of the dwelling. There are no proposed side facing windows, although there is a proposed side door and windows to the south-east elevation.

The extension has a pitched roof design which stands at 3.5 metres to the pitch and 2.2 metres to the eaves. Due to the small size of the rear garden the proposed extension appears to take a large part of the amenity space of the garden, however there remains a distance of approx 15-17 metres from the proposed rear elevation of the extension and the rear facing elevations of adjacent neighbouring properties. Although there is ~~one~~ two proposed rear facing windows there is an existing 1.8 m close boarded fence on the rear boundary which screens the proposal to prevent any potential overlooking impact. There are two prop. roof lights in the south-east elevation. However due to the distances between the properties and the angle of the lights it is not considered the proposed will create an adverse overlooking impact.

There is a distance of approximately 12 metres between the ~~properties~~ rear facing properties of Ashway that will face the proposed side elevation of the extension. It is considered this distance prevents any detrimental overbearing impact of the proposed.

Recomendation : Approval: ☒ **Refusal:** ☐
(tick appropriate box)

Application Number 3165
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS
		INFORMATIVES	
		NO2	DRAWING NOS. 183/05A, 183/07A, 183/11*,
			183/12*, 2 MARCH 2001, REDUCTION
			IN DEPTH OF EXTENSION
		NO4	
		NO6	
		N16	SEALP - SBE1
			WDLP - WD13, WBE1
			BSP - EN1, LTV1

John Mitchell
5/4/07

RECORD OF SITE VISIT

SITE ADDRESS
3 Hornbeam Close, Wokingham

APPLICATION NUMBER:
F/2001/3165

OFFICER: Farah Humayun

DATE OF SITE VISIT: 11/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES - HOUSING DEV.

3. DESCRIPTION OF SITE/BUILDING

DETACHED - 2 STOREY, SMALL GARDEN.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 21 - 1.8 M CB FENCE ON BOUNDARY, SMALL GARDEN, EXISTING CONSERVATORY - DISTANCE OF 2-3 M TO FENCE.
NO 20 - LEVEL SLOPES DOWN TO NO 3 - EXISTING HIGH TREES IN GARDEN.
FROM NO 3 - SUNKEN LEVEL OF HOUSE - RISES TO END OF PROPERTY.
GARAGE OF NO 4 ON ADJACENT BOUNDARY - NO 1 STEPPED BACK. ONE SIDE FACING WINDOW - OB. GLAZED.

5. SITE CONSTRAINTS

TREES IN REAR GDN OF NO 20.

ACCESS/PARKING —

LEVELS RISE TO END OF NO 3 GARDEN.

BOUNDARY TREATMENT 1.8 M CB FENCE SURROUND.

OTHERS

From: WebComments@wokingham.gov.uk
Sent: 26 March 2001 20:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

8N 5

PLANNING SERVICES	HPT
POL	TLS
DC FH	ENF
APP	
CS 005	
30 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

****

NatureofEmail: Object
ApplicationNumber: F/2001/3165
Correspondent_FullName: Mrs E Williams
Correspondent_StreetAddress: 1 Ash Way
Correspondent_Address2: Barkham
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4UW
Correspondent_Telephone:
Correspondent_Email: eileenrw@supanet.com

Comments:

Although this application has been revised, I still feel that it will reduce the amount of light in my garden. I also feel that the skylight windows will caused added sound and light pollution and possibly reduce privacy for the bedrooms at the rear of my property.

FACSIMILE

TO: **MS FARAH HUMAYUN**
Environmental services Dept
Wokingham

FAX: **0118-974-6484**

COPIES TO: 21
FILE:

PAGES: **TWO**

FROM: **C.W.Heyliger/ L.E Heyliger, 21 Thorn Close, Elizabeth Park**

DATE: **20 MARCH, 2001**

SUBJECT: **3 HORNBEAM CLOSE - PROPOSED EXTENSION PLANS**
Application Number: F/2001/3165

Attached is a copy of our letter reflecting some issues of general concern with respect to the subject revised extension plans, which we trust will be given due consideration.

This letter was delivered to your office this afternoon, in case you have not yet seen sight of it. We hope that the short consultation period of less than a week from receipt has not resulted in any of our neighbours missing the deadline (now extended until the 20th, as agreed) for submitting any comments.

21 Thorn Close
Elizabeth Park
Wokingham,
Berks RG41 4SQ
19 March, 2001

Your Ref: Farah Humayun F/2001/3165

Ms Farah Humayun
Environmental Services Department
Planning Services
PO Box 157,
Shute End
Wokingham RG40 1WR

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling
Revised/additional plans.

Thank you for your letter of 9 March with respect to the revised application to carry out the above development.

We have had a fresh look at the revised plans in your office and after careful consideration wish to make the following comments:

Whilst we are pleased to see that there has been a reasonable reduction in the depth of the extension, we still feel that the overall size of the extension is unreasonably large in relation to the size of the property and appears disproportionate in relation to other extensions within the surrounding area. The revised plans seem to reflect an overall reduction in the size of the extension by no more than about 15% or approx 19 cubic metres, but even after reduction the extension appears to show a measurement of approximately 90-95 cubic metres.

We note that the revised plans still appear to restrict easy access to the rear of the property and still appear to be overbearing on some of the adjacent homes. In our view they are still not in keeping with extensions to other properties on the Elizabeth Park development and if constructed, this may set a precedent for other future extensions of this nature.

As you will appreciate we have no wish to be un-neighbourly and as previously advised have no objection to an extension roughly proportionate in size to those that have been built by other properties in the neighbourhood.

We would therefore appreciate you giving further consideration to these points.

Yours sincerely,

C.W.Heyliger

L.E.Heyliger

21 Thorn Close
Elizabeth Park
Wokingham,
Berks RG41 4SQ
19 March, 2001

Your Ref: Farah Humayun F/2001/3165

Ms Farah Humayun
Environmental Services Department
Planning Services
PO Box 157,
Shute End
Wokingham RG40 1WR

FH
005
21 ... 2001
COPIES TO:
ACK:
FILE:

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling
Revised/additional plans.

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We note that the revised plans still appear to restrict easy access to the rear of the property and would still appear to be overbearing on some of the adjacent homes. In our view they are still not in keeping with extensions to other properties on the Elizabeth Park development and if constructed, this may set a precedent for other future extensions of this nature.

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We would therefore appreciate you giving further consideration to these points.

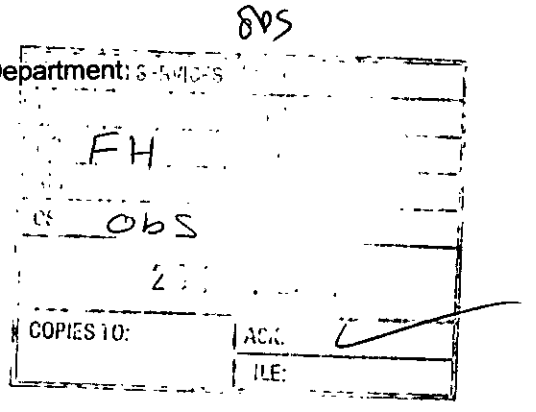
Yours sincerely,

C.W.Heyliger

L.E.Heyliger

Your Ref:
Farah Humayun F/2001/3165

Farah Humayun
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



20 Thorn Close
Barkham
Wokingham
Berkshire
RG41 4SQ

18th March 2001

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling

Thank you for your letter dated 9th March 2001 and our subsequent meeting regarding the application to carry out the above development. I appreciate the help that you have offered and that you have to work within a procedure laid out for you. However, I would raise the following points:

1 Your letter was dated the 9th March, requiring responses by the 19th March 2001. It was five days before I received your letter, I then had to find time in my busy schedule to visit the planning office, consider my response and deliver my letter back to you. I can only conclude from this behaviour that the Environmental Services Department will not consider seriously objections to the amended plans. I object most strongly to the way we have been treated. We should have been given the same time as before to consider our response and if this is not given I will have to review whether our rights have been violated.

2 One of our neighbours who is most affected by the proposed development is not at home, we presume she is on holiday. Is she not to be given the opportunity to comment?

3 There are at least four families who object to this monstrosity being built, which will significantly lower the quality of our environment. We do not want this overbearing monolith, but it seems that the wishes of the majority will in all probability have to give way to the minority. This does not seem to correspond to my understanding of the democratic process.

4 One acid test of acceptability would be to consider what would happen if we all applied for an extension of a similar size. The effect would be demonstrably ridiculous, therefore to allow the proposed extension would, in my view, set an unsustainable precedent for the area.

5 What seems to be being played out is a classic management ploy. To request what is by any standard unreasonable, in the expectation that in a second round a modest change will be accepted. I for one do not subscribe to this. A reduction of 1 metre in depth does not address the issues raised in my first letter and is little more than a token gesture.

6 The plans submitted to you describe the room to the left of the front door as a study. The implication would seem to be that the property is used for business. Why should we have to suffer the consequential effects, when there is an over provision of office space in Wokingham?

7 We have studied the revised plans which make little more than a token change and do not address our original concerns:

- Elizabeth Park is already an area of relatively high density housing. The reduction in depth of 1 metre does little to address what we see as unreasonable, both in the size of the floor plan and the height of the elevation. It would be overbearing on our properties. If built, the proposed extension would still occupy nearly a third of the current garden, which is totally unacceptable.

- The floor plan of the revised structure remains similar in area to the smaller houses close by. If it were allowed, it would be equivalent in size to building an additional dwelling in the garden. The extension would have a detrimental and claustrophobic effect on those of us living in adjacent homes and significantly lower the amenity we currently enjoy.

- The height of the proposed ridge is unchanged and would still intrude to a position halfway to our rear fences. One large roof light has now replaced the four shown on the original plans. Our objection remains that, none of the properties on the development have windows in their roofs and we view this as out of keeping with the neighbourhood. The potential for increased noise and light pollution, particularly at night remains.

- When our properties were built, they had sunny gardens. The large tree in the garden of number 3 Hornbeam Close grown since this date has already reduced our light significantly. This extension would further reduce the light to our properties particularly morning and evening sun. The occupants have already moved a climbing frame close to our fence so that we are now overlooked. This is presumably in anticipation of planning approval. The intrusion close to our boundary can only get worse.

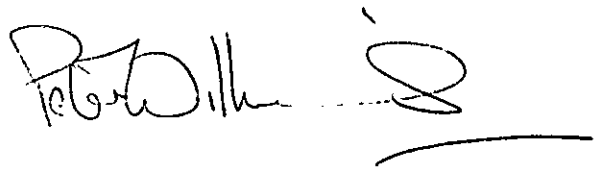
- The plans do not show ground elevations. The plot is not flat and the proposed extension would require significant earth removal, or raising the ground level of the remaining garden. Depending on the approach taken, there would be the potential for soil erosion from, or flooding of adjacent gardens.

- The extension appears to block the side entrance to the property, which raises questions regarding the disposal of garden refuse. If this cannot be removed easily, how will it be disposed of? Bonfires, particularly at weekends, already cause a nuisance in the area. Will this be used as a reason for not taking action to remove the branches for their large tree which overhangs our garden? The only way of removing large logs would seem to be via the sitting room and out through the front door. If the original plans for our houses had no external access to gardens they would have been approved. What was unacceptable then must still apply.

I repeat that we wish to be neighbourly, and would have no objection to a conservatory similar in size to those that have been built by adjacent properties. However, neighbourliness must extend both ways and take into account the damaging effects the proposed extension would have on the quality of our lives.

I know that our neighbours are also worried by the prospect of such a large structure and those who are not here should be given adequate opportunity to express their concerns.

Yours sincerely,



Irene and Peter Williams

Date: 09 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3165

Location: 3, Hornbeam Close, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs Lane C/O K P G Design Services.

Case Officer: Farah Humayun

The new plans show the following: Reduction in depth of extension. Drawing no KDG-183/05A, 07A, 11 & 12.

Comments are required by 19/03/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3165 (Planaps) / (Ludhouse) Date Rec. 22/03/01

Location: 3 HORNBEAM CLOSE,

Parish WOKINGHAM

Applicant: MR + MRS LANE

Description of attached plans REDUCTION IN DEPTH OF EXTENSION.

Drawing No's: KPG - 183/05A, 07A, 11 + 12.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 22, 21, 20 THORN CLOSE

1 ASH WAY, BARKHAM Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER FTL

Consultations Sent by Admin. on 09.03.RS.

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: February 16, 2001
My ref: FH/F/2001/3165
Your ref:

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

Mr K Grover
KPG Design
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Dear Mr Grover

PLANNING APPLICATION F/2001/3165
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
3 HORNBEAM CLOSE, WOKINGHAM

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application at present is an unacceptable proposal due to the potential overbearing impact the proposal may have on neighbouring properties.

I would propose that the extension would be considered more acceptable if the projection was reduced to a distance of 3.5 to 4 metres. This will reduce the potential detrimental impact of the extension.

It is advisable to submit 6 copies of revised plans within the next 10 days (ie.26 February) so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

Rec'd 2.35pm 6.2.00

PLANNING SERVICES	HPT
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APP	
CS 0055	FIT
07 [illegible] 2001	
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	FILE

22 Thorn Close
Elizabeth Park
Wokingham
Berks RG41 4SQ
5 February, 2001

Your Ref: Farah Humayun F/2001/3165

Ms Farah Humayun
Environmental Services Department, Planning Services
PO Box 157,Shute End
Wokingham RG40 1WR

Dear Ms Humayun,

Application Number: F/2001/3165 **Site Address:** 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling

Thank you for your letter regarding the application to carry out the above development. We have seen a copy of the plans and wish to register the following concerns:

- This Estate is already an area of relatively high-density housing and in our view the proposed extension exceeds what is reasonable, in its overall size and particularly in respect of the floor plan. It would be overbearing on the properties closeby. The proposed extension seems to occupy almost a third of the current garden, which we find unacceptable and not in keeping with properties in the surrounding area.

- The floor plan of the proposed structure appears to be similar in area to the smaller houses on the Estate. If it were allowed, it would be equivalent to building an additional dwelling in the garden. The extension we believe could have a detrimental and claustrophobic effect on those of us living in adjacent homes and lower the amenity we currently enjoy. The extension is also likely to have the effect of reducing the amount of sunlight in our garden

- The plans do not show ground elevations. The plot does not appear to be flat and the proposed extension would require significant earth removal, or raising the ground level of the remaining garden. Depending on the approach taken, there is the potential for soil erosion from, or flooding of adjacent gardens.

- The extension appears to block the side entrance to the property and raises questions of how the Emergency Services will reach the rear of the property in the event of fire or any other hazard and how garden refuse will be disposed.

We wish to be neighbourly, and have no objection to a conservatory similar in size to those built by other similar properties in the area. However, we feel that neighbourliness should extend both ways and take into account the effects the proposed extension would have on the quality of our lives.

We have discussed this with our neighbour and they share similar concerns. We therefore trust you will give these issues careful consideration.

Yours sincerely

R.J. Deacock

Mr & Mrs R. Deacock

PLANNING SE 0118 9892141	
POL	TLS 3973o
DC PH	ENF
APP	
CS	
09 FEB 2001	
COPIES TO:	ACK:
	FILE:

21 Thorn Close
Elizabeth Park
Barkham
Wokingham
Berks RG41 4SQ
8 February, 2001
Fax: 0118-9892141

FAX: 0118-974-6484

Your Ref: Farah Humayun F/2001/3165

Ms Farah Humayun
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling

I refer to our recent telephone conversation and letter of 6 February.

I have now spoken to Mr & Mrs Williams our neighbours at 20 Thorn Close and we will be pleased to meet with you at our respective homes when you next make a site visit to this area to enable you to consider in more detail the comments we have so far made with respect to the proposed extension.

If you would like to meet with us next week Wednesday morning, as discussed, we will ensure that one or both of us are available at a time convenient to you. Our preference would be for a meeting in the earlier part of the morning, if possible.

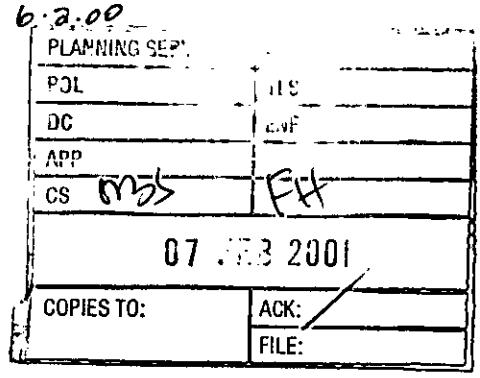
You may contact either myself on 020-7549-7326 or Mr & Mrs Williams on 0118-9774780. to confirm a time convenient. If you prefer you can contact me on my e-mail address which is Heyliger@btinternet.com

Yours sincerely,

.....
C.W.Heyliger

Copy: Mr & Mrs Williams, 20 Thorn Close

Recd 2.35pm 6.2.00



21 Thorn Close
Elizabeth Park
Barkham
Wokingham
Berks RG41 4SQ
6 February, 2001

Your Ref: Farah Humayun F/2001/3165

Farah Humayun
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling

Thank you for your letter regarding the application to carry out the above development.

We have studied the plans in your office and wish to register the following concerns:

- The Elizabeth Park development is already an area of relatively high-density housing, and in our view the proposed extension exceeds what is reasonable, in respect of both its floor plan and overall size. The floor plan of the proposed structure appears to be similar in area to the smaller houses close by and if constructed would be equivalent to building an additional dwelling in the garden, which would overlook our property as well as some of those in the close proximity. The proposed extension seems to occupy about a third of the current garden, which would seem disproportionate and not in keeping with the properties in the surrounding area. The extension could therefore have a detrimental and claustrophobic effect on those of us living in adjacent homes and essentially lower the amenity we currently enjoy.

- The height of the proposed ridge seems to intrude to a position about halfway to our rear fence. There are **four** roof sky-lights shown on the plans and as none of the properties close by have windows of this type in their roofs, we view this as out of keeping with the neighbourhood.

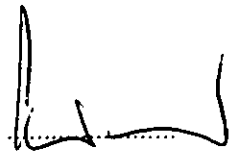
- The plans do not show ground elevations. The plot does not seem to be flat and the proposed extension would require significant earth removal, or raising the ground level of the remaining garden. Depending on the approach taken, there could be the potential for soil erosion from, or flooding of adjacent gardens.

- The extension appears to be very close to the side fence and seems to block the side entrance to the property, which raises important questions as to how the Emergency Services will reach the rear of the property in the event of fire or any other emergency hazard and the disposal of garden refuse.

We have no wish to be un-neighbourly, and would have no objection to a conservatory similar in size to those that have been built by other properties in the neighbourhood. However, we feel that neighbourliness should extend both ways and take into account the effects the proposed extension of this **size** would have on the quality of our lives.

We have discussed this with our neighbours who also share our views and we would therefore appreciate you giving the above concerns very careful consideration.

Yours sincerely,



C.W.Heyliger



L.E.Heyliger

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

Your Ref:
Farah Humayun F/2001/3165

Farah Humayun
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

20 Thorn Close
Barkham
Wokingham
Berkshire
RG41 4SQ

2 February 2001

Dear Ms Humayun,

Application Number: F/2001/3165
Site Address: 3, Hornbeam Close, Wokingham
Proposal: Proposed single story rear extension to dwelling

Thank you for your letter regarding the application to carry out the above development.

We have studied the plans in your office and wish to register the following concerns:

- Elizabeth Park is already an area of relatively high density housing, in our view the proposed extension exceeds what is reasonable, both in the size of the floor plan and the height of the elevation. It would be overbearing on our properties. If built, the proposed extension would occupy nearly a third of the current garden, which is totally unacceptable.

- The floor plan of the proposed structure is similar in area to the smaller houses close by. If it were allowed, it would be equivalent in size to building an additional dwelling in the garden. The extension would have a detrimental and claustrophobic effect on those of us living in adjacent homes and significantly lower the amenity we currently enjoy.

- The height of the proposed ridge would intrude to a position halfway to our rear fences. There are four roof lights shown on the plans, none of the properties close by have windows in their roofs and we view this as out of keeping with the neighbourhood. There is also the potential for increased noise and light pollution, particularly at night.

- When our properties were built, they had sunny gardens. The large tree in the garden of number 3 Hornbeam Close grown since this date has already reduced our light significantly. This extension would further reduce the light to our properties particularly morning and evening sun.

- The drawings show two new six foot patio doors or windows, on a wall half way to our rear fence, in all probability a patio will then be constructed in front of this extension, bringing increased noise levels and intruding right up to our rear fence.

- The plans do not show ground elevations. The plot is not flat and the proposed extension would require significant earth removal, or raising the ground level of the remaining garden. Depending on the approach taken, there would be the potential for soil erosion from, or flooding of adjacent gardens.

- The extension appears to block the side entrance to the property, which raises questions regarding the disposal of garden refuse. If this cannot be removed easily, how will it be disposed of? Bonfires, particularly at weekends, already cause a nuisance.

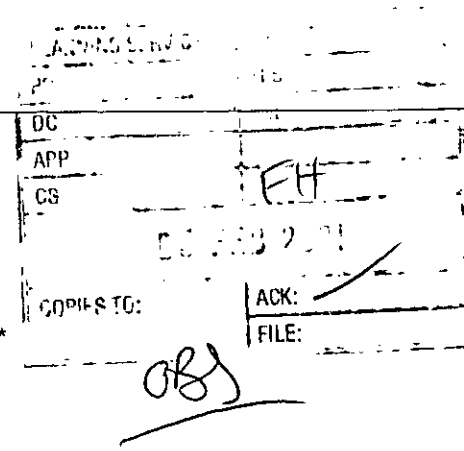
We wish to be neighbourly, and would have no objection to a conservatory similar in size to those that have been built by adjacent properties. However, neighbourliness must extend both ways and take into account the damaging effects the proposed extension would have on the quality of our lives.

I know that many of our neighbours are also worried by the prospect of such a large structure and will write separately expressing similar concerns.

Yours sincerely,

Irene and Peter Williams

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 03 February 2001 16:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3165
Correspondent_FullName: Mrs E.R. Williams
Correspondent_StreetAddress: 1 Ash Way, Barkham
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4UW
Correspondent_Telephone: 0118 9787965
Correspondent_Email: eileenrw@supanet.com

Comments:

My objection to this application is because I believe the size of the extension to be too large for the plot and further crowding an already overcrowded area.

I believe there will be loss of light to my property and also light and noise pollution from the roof windows which would affect the bedrooms of my house.

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

Tel: 0118 974 6482

Date: **17 January 2001**

My ref: F/2001/3165

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2001/3165
3, Hornbeam Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3165**
3, Hornbeam Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2001
Officer: FH	Application No. F/2001/3165

Map No. 82 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 3 HORN BEAM CLOSE

Parish: BARKHAM Ward: Barkham 17.1.01 TJ.

Applicant: MR/MRS. LANE

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Front view.	17.1.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.03. 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 ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

kpg
design services

Your Ref:
Our Ref: KPG - 183

12.JAN.2001* 3165

11 January 2001

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

Dear Sirs

PROPOSED SINGLE STOREY EXTENSION AT 3 HORNBEAM CLOSE, ELIZABETH PARK, BARKHAM.

Please find enclosed a full planning application submitted on behalf of my clients Mr and Mrs Lane regarding the above, comprising of the following:

- 6 No. copies of Drawing Nos. KPG-183/01 – 09 inclusive.
- 6 No. copies of Householder Planning Application Form duly completed and signed.
- A cheque for the sum of £95.00 made payable to Wokingham District Council.

I trust that this application will meet your approval, and should you have any queries or comments, please do not hesitate to contact me.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

8 Owl Close, Wokingham, Berkshire, RG41 3HY. Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

1784

ADDRESS 3 HORNBEAM CLOSE PARISH BARNHAM

PLOT No. 6 ORD. SHEET No. SU. 78678

BUILDER NHBC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L	31.1.85	C/A
23656	ROGER MALCOLM	ACCESS ROAD / SEWERS	20.6.85	C/A
24563	WESTBURY HOMES	DET. HOUSE & GARAGE	5.12.85	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

Environmental Services

For office use only.
Application number:
12.JAN.2001 * 3165

Householder planning application form

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

1	Your name	MR & MRS LANE
	Address and postcode	3 HORNBEAM CLOSE ELIZABETH PARK BARKHAM, WOKINGHAM, BERKS, RG41 4UR
	Phone number	—
2	Agent's Name	KPG DESIGN SERVICES
	Address and postcode	8 OWL CLOSE WOKINGHAM BERKS RG41 3HY
	Phone number	0118 9793067
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.	3 HORNBEAM CLOSE ELIZABETH PARK BARKHAM WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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 BRICKS TO MATCH EXISTING INTERLOCKING CONCRETE TILES TO MATCH EXG SOWERY SEALED TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

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.		
	N/A.		
	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.

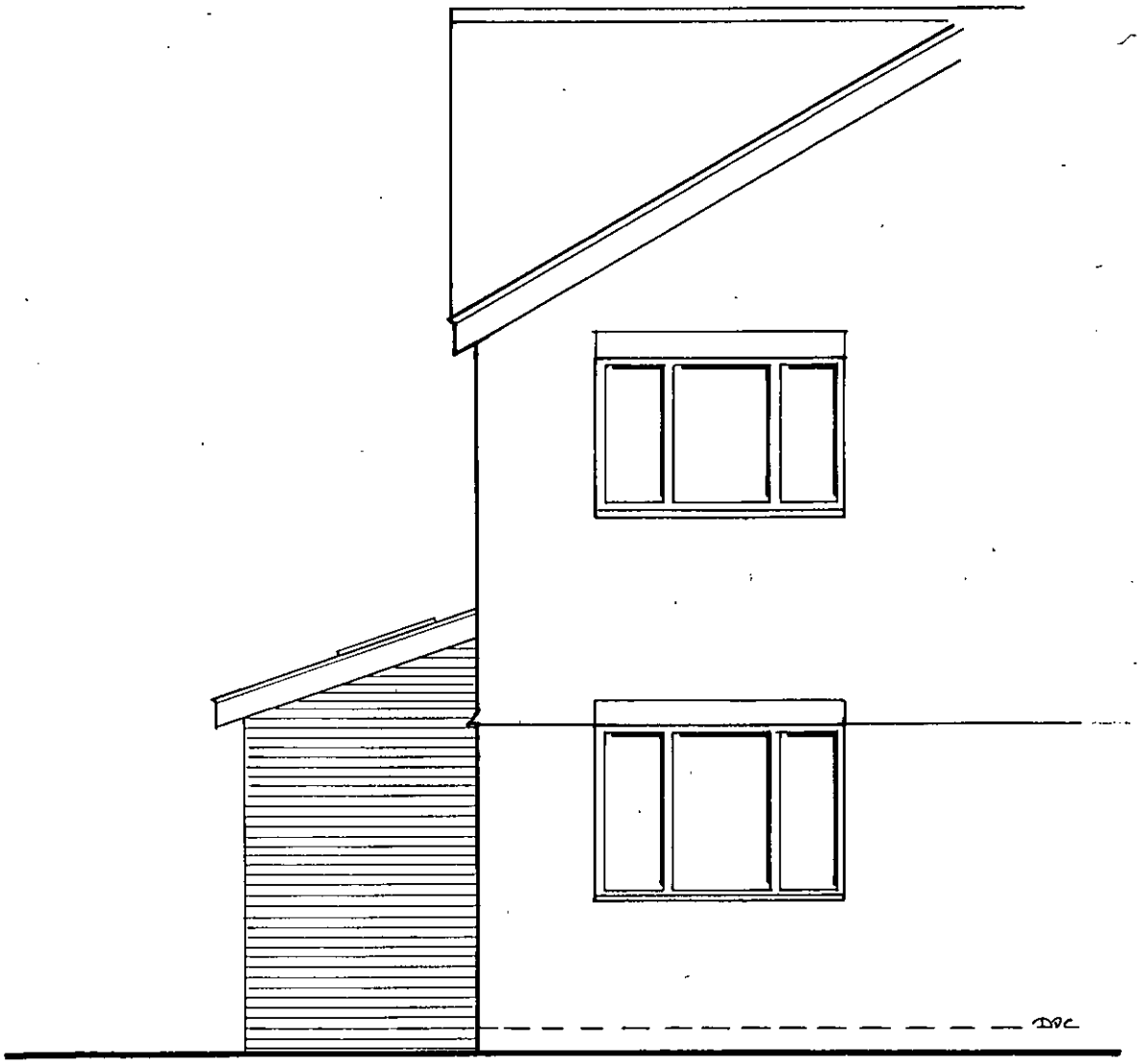
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of MR & MRS LANE

Date 11/01/01

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



DWG No: KPG-183/10
SOUTH WEST ELEVATION
PROPOSED.
SCALE 1:50