APPLICATION NO:
F/2001/5222

LOCATION:
5 Crossways, Woodley Reading.

APPLICANT:
Mr S Craske C/O Greg Farrell

PROPOSAL:
Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Heidi Lynch**

REFUSED

NO·068 02.01.02 SV

D1 J31

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr S Craske
C/O Greg Farrell
43 Wendover Road
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/5222

Parish: **WOODLEY**

Location: **5, Crossways, Woodley, Reading.**

Proposal: **Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed front extension will form an incongruous feature out of character with the street scene and will have a detrimental effect on the character and visual amenity of the surrounding terraced houses. The proposal is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policy EN1 of the Berkshire Structure Plan.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LT6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WT6, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Decisions Sent out.
27/12.
Need to be checked
for OBS.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5222

Applicant : Mr S Craske C/O Greg Farrell.

Location : 5, Crossways, Woodley, Reading.
Proposal : Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 05/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 31/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - approval
Woodley Town - no comment

Planning Issues :

Identified Settlement
affect on street scene } EN1, WBE1, WOS3
affect on neighbours } LBE1, LBE2
Parking LT6, WT6

Loddon Area Local Plan

Application Number F/2001/5222
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①			The proposed front extension will form an incongruous feature out of character with the street scene and will have detrimental effect on the character and visual amenity of the surrounding terraced houses. The proposal is therefore contrary to policies LBE1 & LBE2 of the Loddon Area Local Plan, NOS3 & WBE1 of the Wokingham District Plan (Deposit Draft) and policy ENI of the Berkshire Structure Plan.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LT6, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	LT6, NOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 21/12/01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Crossways
Woodley Reading.

APPLICATION NUMBER: F/2001/5222

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate.

2. DESCRIPTION OF SURROUNDINGS
Terraced row of houses with footpath between the two rows.
None have front extensions. House at end of terrace has brickstrip.
Others are all pebbledash with a first floor bay section.

3. DESCRIPTION OF SITE/BUILDING
2 sty mid-terraced house. No porches at front. Small front garden with 1.0m high hedge around it.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°7 not affected as 2 doors on ground floor so no daylight affects.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING NA

LEVELS level

BOUNDARY TREATMENT hedge.

OTHERS —

Application Number: F/2001/5222

Appraisal:

The proposed development is a single-storey front porch extension on a terraced two-storey house. The property is located in the middle of a terraced row and there is also a terraced row opposite it. The surrounding area is residential and in an identified settlement.

The proposed porch will be 3.11m wide across the front of the house and 1.35m deep. It will have a pitched roof with a maximum height of 3.3m. The front door and a front window from the existing front façade will be repositioned on the porch front.

1. Impact upon neighbouring properties

As the extension is to be located along the front of the house, it will be viewed by properties on the other side of the Crossways. The closest properties to the proposed extension are nos.3 and 7 (the attached houses). No. 7 has two doorways closest to the side boundary with no.5 so there will be no daylight effects to habitable room windows. The extension is only single storey and is of a small size. It will therefore not be over-bearing to the adjoining properties.

It is therefore considered there would be no effects to neighbouring property owners from the proposed extension.

2. Impact upon the street scene

Although of a small size, the entire proposed extension will be highly visual as it is to located to the front of the existing house. The proposed extension extends further forward than the current building line. No other house in the terrace has a front porch extension and so the proposed front extension will look out of place within the context of the surrounding terrace row. The proposed extension is therefore out of character with the surrounding terrace houses.

3. Impact upon highway safety

The proposed extensions will result in no new bedrooms being created and therefore no additional car parks are required. The property has no vehicular access from the front and therefore the proposed extension would not effect parking availability on site.

Recommendation: Approval: **Refusal: ✓**

Received by Wokingham District Council

Application No: F/2001/5222

Proposal:
Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.

Location:
5, Crossways, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5222 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Head Planning and Transportation

15 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5222
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5222

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/5222
5, Crossways, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2001/5222**
5, Crossways, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5222

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5222

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5222**
5, Crossways, Woodley, Reading.
Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Heidi Lynch

DATE: 15 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5222

Proposal: Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations..

Site Address: 5, Crossways, Woodley, Reading.

Applicant: Mr S Craske C/O Greg Farrell.

Your observations are required in respect of this application **by 09/12/2001** .

Members made no comment on this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 15 November 2001

Application Number: F/2001/5222

Proposal: Proposed single storey front extension to dwelling to form porch and brick skin to front and rear elevations.

Parish: WOODLEY TOWN

Site Address:
5, Crossways, Woodley, Reading.

Applicant:
Mr S Craske C/O Greg Farrell.

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

✓ below as applicable;

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

Signed: _____ **Print name:** AC 21/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 NOV 2001	**Map No.** 47. **Site** 0.01
Officer: HL — **Application No.** P/2001/5222	**Easting:** ..... **Flood Pln** .....
	Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH AND BRICK SKIN TO FRONT & REAR ELEVATIONS

Location: 5 CROSS WAYS

Parish: WOODLEY **Ward:** Loddon
15.11.01 B.

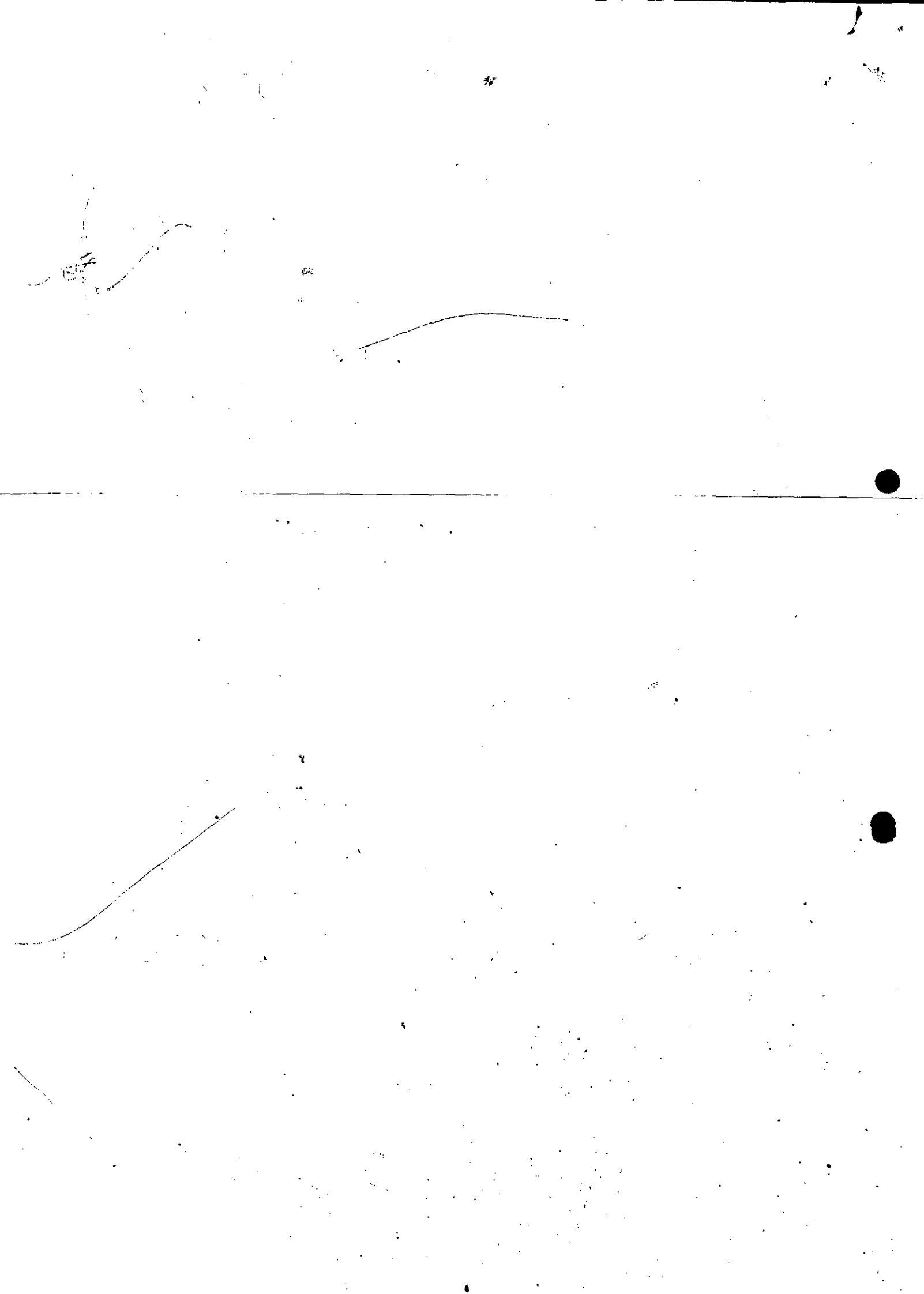
Applicant: MR S CRASKE

Fee (3) **Received** 95-00 **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	Parking? (2 vehicles)		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			



APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15-11-01-B 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. .....
.....
.....
.....
.....
.....
.....
.....

23 440 005

ADDRESS 5 CROSSWAYS PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 (A1)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
531/54	W.O. Ringham RDC.	Residential Layout	13.7.54	N/H Appr

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 05.NOV.2001 * 5222

Householder planning application form

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

1	Your name Address and postcode Phone number	S. CRASKE 5 CROSSWAYS WOODLEY BERKS RG5 3PT
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	PORCH + NEW BRICK SKIN TO FRONT + REAR ELEVATION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK + TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 0	Proposed: 0
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

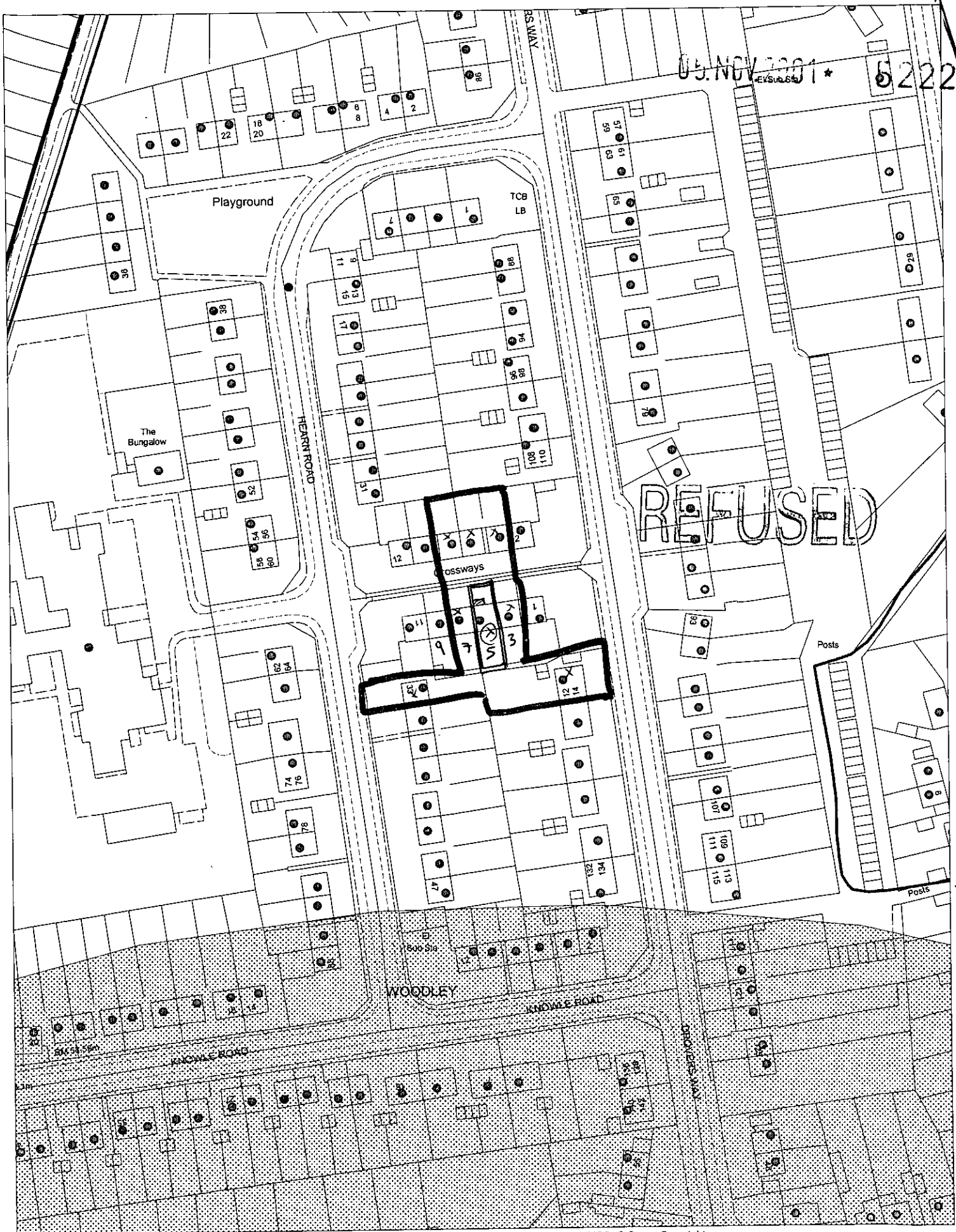
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of S. CRASKE

Date 25/10/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2001

Scale: 1 : 1250

N
W E
S