APPLICATION NO:
**F/2000/1582**

LOCATION:
**214 Loddon Bridge Road, Woodley Reading.**

APPLICANT:
**Mr M Meredith C/O Mr P Rumbold**

PROPOSAL:
**Proposed single storey rear extension to dwelling.**

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Emy Circuit**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr M Meredith**
**C/O Mr P Rumbold**
**194 Loddon Bridge Road**
**Woodley**
**Berkshire**
**RG5 4BS**

**Application Number: F/2000/1582**

**Parish:** **WOODLEY**

**Location:** **214, Loddon Bridge Road, Woodley, Reading.**

**Proposal:** **Proposed single storey rear extension to dwelling.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Reason**

1. The proposed extension, by virtue of its height, depth and massing, would have an overbearing impact, harmful to the amenities of occupants of 212 Loddon Bridge Road. As such the proposal would be contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 18/07/2000

**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.**

**Application Number F/2000/1582**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | The proposed extension, by virtue of its height, depth and massing, would have an overbearing impact, harmful to the amenities of occupants of 212 Loddon Bridge Road. As such the proposal would be contrary to policy LBE2 of the LALP and policies WOS3 and WBE1 of the WDLPDD. |

John Mercer
18/7/08

# RECORD OF SITE VISIT

SITE ADDRESS: 214 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/1582

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? post by hedge on left corner of drive

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

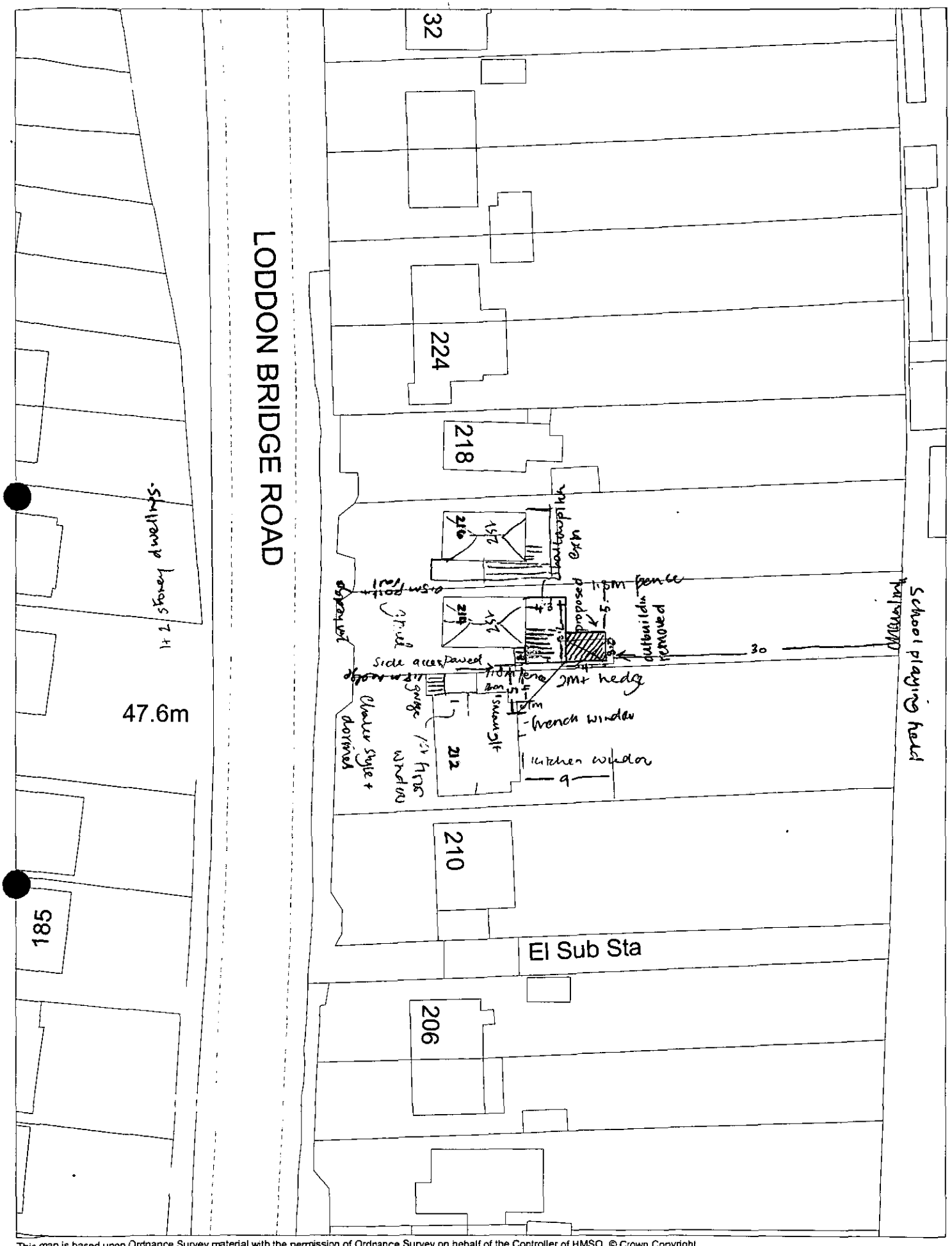
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

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**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/1582

**Applicant :** Mr M Meredith C/O Mr P Rumbold.

**Location :** 214, Loddon Bridge Road, Woodley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 24/6/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 13 June 2000

**Date Registered : 24/05/2000**

**Earliest Date for Decision : 30/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 30/06/2000**

**Application Expiry Date: 19/07/2000**

**Consultation Responses :**

Woodley TC - no comment.

**Planning Issues :**

Identified Settlement

Neighbour/Street Scene.

**Application Number:** F/2000/1582
214 Loddon Bridge Road, Woodley

**Appraisal:** 214 Loddon Bridge Road is a two-storey, detached house. There is an existing single-storey rear extension with a depth of 4.3 metres, which spans the width of the house and also projects 1.8 metres to the side. The proposal is for an additional single-storey extension to the rear of the existing one. It would be 4 metres deep, 2.8 metres wide and have a flat roof, 2.9 metres high. The side would be flush with that of the existing extension, leaving 0.9 metres to the boundary with 212 Loddon Bridge Road.

There would be 5 metres to the boundary with 216 Loddon Bridge Road, which also has a single-storey rear extension, and there would not be an adverse impact on this neighbour. The extension would result in 214 Loddon Bridge Road projecting 9 metres to the rear of No 212 - there would be a continuous wall, at least 2.9 metres high, 0.9 metres from the boundary. This wall would be roughly 5 metres from the French windows in the rear elevation of No 212 and, although it would not cause overshadowing or reduced daylighting, it is considered that its height and length would cause it to have an overbearing impact. It is noted that the existing hedge provides a high level of screening at present but it is likely the roof of the extension would show above this and it cannot be ensured that the hedge remains at its current height and density.

There are school playing fields at the rear of the site and the extension would not be noticeable from the street.

Recommendation – refusal

**Received by Wokingham District Council**

# Application No: F/2000/1582

**Proposal:**
Proposed single storey rear extension to dwelling.

**Location:**
214, Loddon Bridge Road, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**06 June 2000**

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1582

**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/2000/1582**
**214, Loddon Bridge Road, Woodley, Reading.**
**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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1582**
**214, Loddon Bridge Road, Woodley, Reading.**
**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 Thair

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

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1582

**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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*John Mitchell*

John Mitchell
Development Control Manager

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**Proposed single storey rear extension to dwelling.**
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1582

**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
DX: 33506 – Wokingham


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**214, Loddon Bridge Road, Woodley, Reading.**
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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1582**
**214, Loddon Bridge Road, Woodley, Reading.**
**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 Clacey

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

WORINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 24 MAY 2000 | |
| Officer: EXC | Application No. F/2000/1582 |

Map No. 60 Site 0-06
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: 214 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon 6.6.2000

Applicant: MR MEREDITH

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

**Additional information required for validation**

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

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16:6:2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

NO pre-apps

**NEIGHBOURS:** S/N + 189, 191, 212 + 216 LODDON BRIDGE RD.

FROM: Emy Circuit

DATE: 06 June 2000

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1582

**Proposal:** Proposed single storey rear extension to dwelling..

**Site Address:** 214, Loddon Bridge Road, Woodley, Reading.

**Applicant:** Mr M Meredith C/O Mr P Rumbold.

Your observations are required in respect of this application **by 30/06/2000** .

---

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| PP | |
| CS | |
| 22 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

SIGNED: Ann Keeran DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

ADDRESS 214 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7672 (47

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 271/49 | Mr. A.W. Moss | New Road & Road Dept. | 12.7.49 | App. Ap |
| 39/54 | Mr. E.D. Aldridge | Detached House | 9.2.54 | App. Cli |
| PD/36/62 | Mr. D. R. Meyer | Garage | 19.4.62 | App. Nil |
| 99/69485/F | " | s/st/R ext. | 17.6.99 | c/ |
| FP99/8636 | M & C Meredith | s/st/R. ext. | 15.4.99 | APP |
| 9. | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION PD Enq. s/st rear ext'n. Mr & Mrs Meredith. 6/4/99.

SPECIAL ORDERS

DRAINAGE

# Environmental Services

For office use only.
Application number: 24.MAY2000* 1582

## 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 M. MEREDITH |
| | Address and postcode | 214 LODDON BRIDGE ROAD<br>WOODLEY<br><br>RG5 4BS. |
| | Phone number | 01189 695710 |
| 2 | Agent's Name | MR P RUMBOLD. |
| | Address and postcode | 194 LODDON BRIDGE ROAD<br>WOODLEY<br>RG5 4BS. |
| | Phone number | 0118 9442822. |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | AS ABOVE. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY REAR EXTENSION. |
| 5 | Are there any trees on the site?<br>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. | RED BRICK |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 3 | Proposed: 0 |
| **10** | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>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 |
|---|---|---|
| | | |

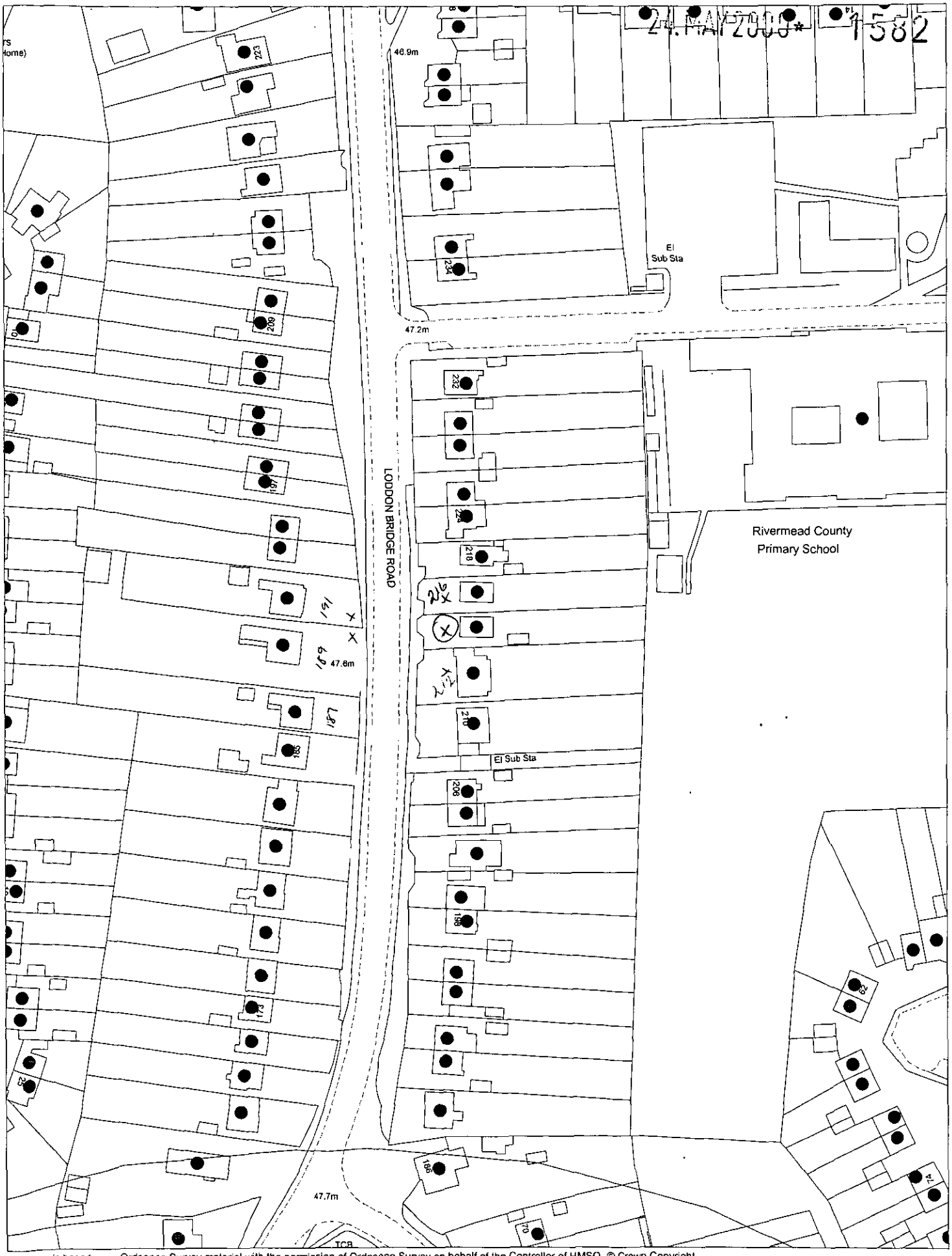
None of the land forms part of an agricultural holding.

Your signature: P M Lee

on behalf of RUMBOLDS BUILDERS

Date 8/5/00

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

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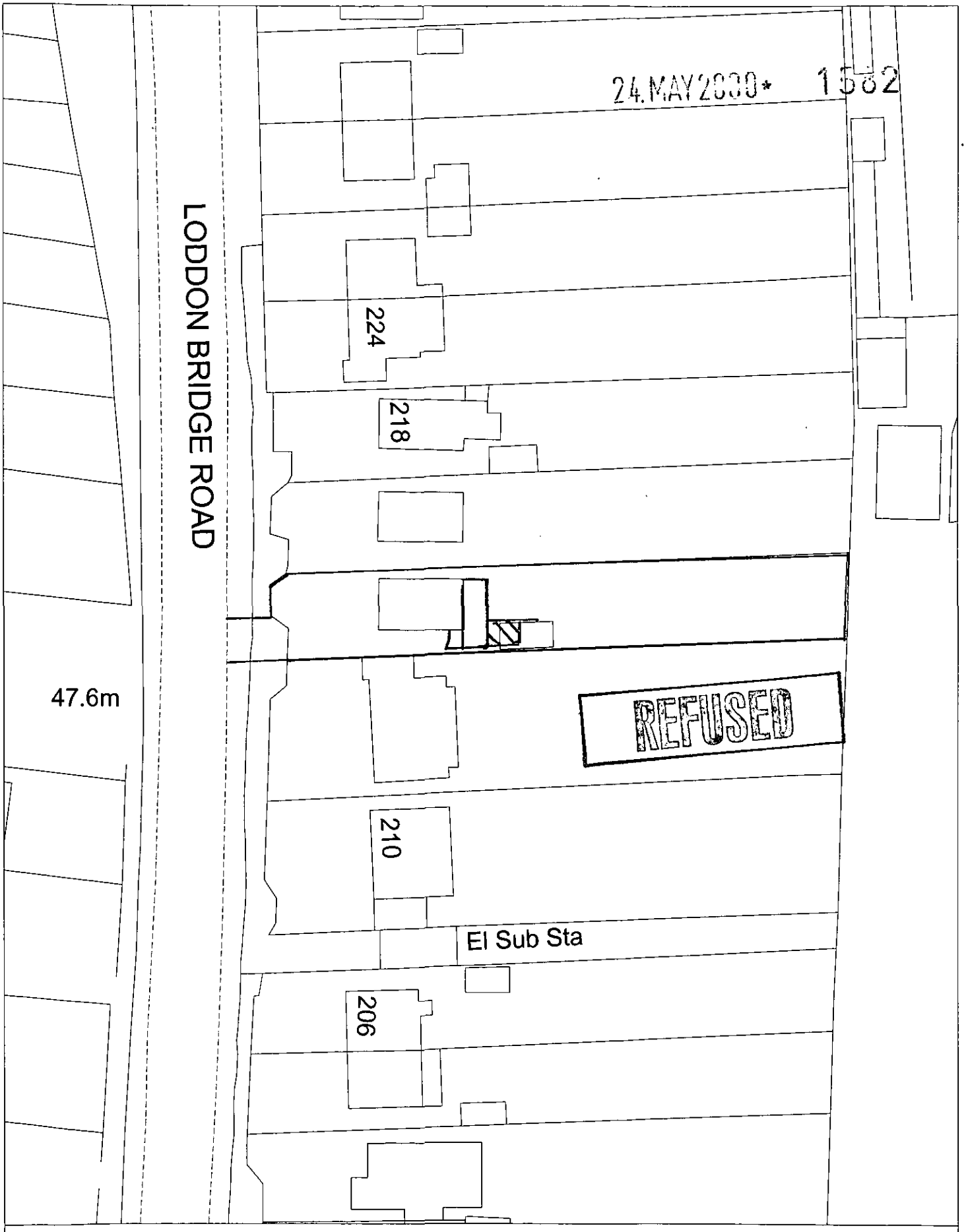
Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250

N W E S




Site Plan, Scale: 1 to 500

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Date: 23 May 2000

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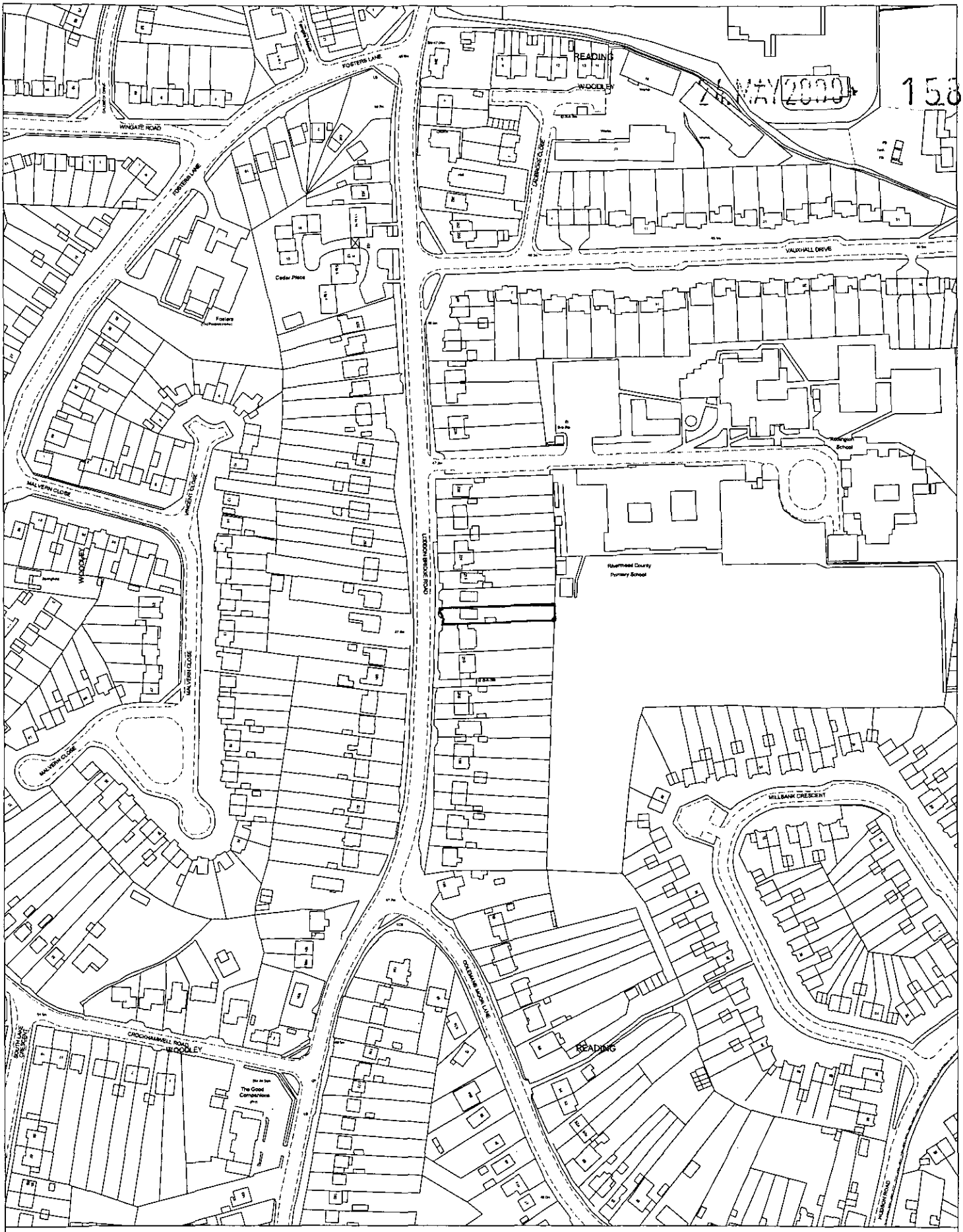
17 MAY 2000

1582




## Site Plan, Scale: 1 to 2500

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Date: 23 May 2000

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