APPLICATION NO:
F/2001/5450

LOCATION:
6 Dean Grove, Wokingham.

APPLICANT:
Mr P Hennessey

PROPOSAL:
Proposed two storey side extension to dwelling. REVISED

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/02/2002

CASE OFFICER: **Louise Smith**

CONFIDENTIAL

566

01

Application No: F/2001/5450 LS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Hennessey
6 Dean Grove
Wokingham
Berks
RG40 1WD

Application Number: F/2001/5450

Parish: **WOKINGHAM**

Location: **6, Dean Grove, Wokingham.**

Proposal: ***Proposed two storey side 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, the reason for which is specified hereunder.

Reason

1. The proposed extension by reason of its mass and location would stand as a dominating and intrusive feature, exerting an overbearing influence on the neighbour at No. 5 and being detrimental to the visual amenities of the street scene. As such the proposed development is contrary to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and policies SBE1 and SBE2 of the South-East Area Local 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

Notice checked by: _____

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

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5450

Applicant : Mr P Hennessey .

Location : 6, Dean Grove, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 14/1/2

Date of Site Visit : 14/1/2

Date Registered : 28/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 22/02/2002. 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 :
Parish Council - no objection
No 5 Dean Grove - (Paul Cooper) concern over loss of light to front kitchen windows

Planning Issues :
Identified Settlement
Impact on Neighbours
Impact on Streetscene
Parking + Highways.

Application Number: F/2001/5450 – 6 Dean Grove

Appraisal:

Development
The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a two-storey side extension to the dwelling to form playroom and en-suite bedroom above. It would project 6.75m to the side and 1.9m to the rear of the dwelling. The ground floor extension would measure 2.4m to the eaves and 4.3m to ridge, and the first floor above would be 3.9m to the eaves and 8.4m to the ridge (in line with the existing roof). There would be a hip roof in the side elevation, with windows proposed in front and rear elevations only.

1. Impact upon neighbouring properties
   No windows are proposed in the side elevation and none are found on the corresponding wall of the neighbour at No 5. The front first floor windows to the extension would be set at the same height as those existing, however, the distance between affected properties is sufficient so that no additional overlooking is expected. Behind the rear boundary line is a cluster of tall conifers with large open playing space to High Close School.

   With regards to overshadowing, two ground floor rear lounge windows and above first floor bedroom windows need considering in No 5. The first floor component of the extension would lie very close to the 45° overshadowing angle with respect to these windows. The rear extension would breach this line, although single storey its steeply pitched roof (ridge height 4.3m) adds considerable massing and impact. Admittedly, the tall conifers to the rear boundary of the property already restrict light to the dwelling. However, the proposed extension would reduce access to light along the SW boundary also.

   A 2m close-boarded fence marks the boundary between these two properties. No 5 is set 3.7m from this boundary and No 6's proposed extension would sit 0.4m respectively. The extension would cover almost the entire length of this boundary. Although hipped in the side elevation its proximity to the neighbour at No. 5 would exert a considerable overbearing influence, forming a dominating and intrusive feature.

   The proposed development would have no significant impact on No. 7

2. Impact upon the character of the area

   The extension, by reason of its location, would incorporate the mass of the garage, making the development appear more bulky than proposed. No 6 is

already a relatively large dwelling in comparison to No 5, and the proposed extension would exaggerate this relationship and indeed its relationship to other neighbours to the detriment of the street scene.

3. Impact upon highway safety (parking provision)
The proposed extension would convert this four bedroom property to that of a five, however, the parking requirement would be sufficiently met by the existing garage and driveway. On the condition that these spaces are maintained, Highways have no objection to the development.

~~**Approval:**~~ **Refusal:**

✓

Application Number F/2001/5450
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension by reason of its mass and location would stand as a dominating and intrusive feature, exerting an overbearing influence on the neighbour at No. 5 and being detrimental to the visual amenities of the street scene. As such the proposed development is contrary to policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft and policies SBE1 and SBE2 of the South-East Area Local Plan.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 ST5 STV1			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: LO3 EN1			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 7.2.02

SE Area Loc. Pl. Id'd Sett.

→ Any other extensions No 47 Bishops drive rear sst ext pitched roof.

→ Look at land Levels behind

RECORD OF SITE VISIT

No 5 = happy = BUT SELLING PROPERTY !!

SITE ADDRESS: 6 Dean Grove Wokingham.

APPLICATION NUMBER: F/2001/5450

OFFICER: Louise Smith

DATE OF SITE VISIT: 14/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – Lamppost in front of garden

2. DESCRIPTION OF SURROUNDINGS
Residential Close - similar house style – 2 storey detached dwellings - ~~cb~~ brick - brown roof tile.

3. DESCRIPTION OF SITE/BUILDING
Existing side dormer side conservatory
Front open plan gdn.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 5. trees already interfer with light. tall conifers at rear + to left of No 6
Rear cb fence 2·5m, with No 5 2m cb fence.

Rear – ok doesn't subtend 45° angle.
Would be no overlooking in side elevation onto No 5
Additional rear windows.

5. SITE CONSTRAINTS

TREES

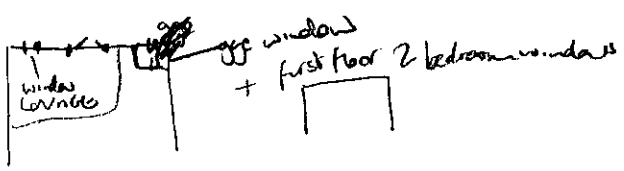
ACCESS/PARKING 4

LEVELS same, both gdns slope up to rear

BOUNDARY TREATMENT as above.

OTHERS

Look at side elevation + rear windows No 5. 2nd floor – 1st fl already affected by gge



Hip end in side elevation reduce massing

OK ?

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES

DC	TLS
APP	ENF
CS	

30 JAN 2002

COPIES TO:	ACK:
	FILE:

Case officer: Louise Smith

Application Number: *F/2001/5450*

Proposal: Proposed two storey side extension to dwelling

Site Address: 6 Dean Grove, Wokingham

Applicant: Mr P Hennessey

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

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/01/02

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 09 January 2002

Application Number: F/2001/5450

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
6, Dean Grove, , Wokingham.

Applicant:
Mr P Hennessey .

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).

C049, R049
C122, R122

Signed: _____ **Print name:** AK 11/1/02

Received by Wokingham District Council

Application No: F/2001/5450

Proposal:
Proposed two storey side extension to dwelling.

Location:
6, Dean Grove, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5450 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

F

Application Number : ~~NEW~~/2001/5450	Map No : 68A
Case Officer : LS	Site Area : 0.06
Valid Date : 28.12.01	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 6, Dean Grove, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr P Hennessey .

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	REQUIRES PARKING LAYOUT		28/12
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	SIDE (PART) ELEVATION SHOWS DR EXTERNAL DOOR TO FAMILY ROOM - NOT CLEAR ON FLOOR PLANS .		28/12.
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

28 DEC 2001 5450

Mark Pinnock
5, Dean Grove
Wokingham
Berkshire
RG40 1WD

27th November 2001

Woking Planning Department
Wokingham
Berkshire

Re: Planning Application for Paul Hennessy
6, Dean Grove, Wokingham Berkshire

Dear Sir/Madam,

This is to confirm that I have seen the plans for my neighbour's property to extend their home and have no objection to the proposed plans.

I trust this meets with your approval.

Yours sincerely,

Mark Pinnock

28. DEC. 2001 • 54505450

Paul Hennessy
6, Dean Grove,
Wokingham
Berkshire
RG40 1WD

6th December 2001

Planning Department
Wokingham District Council

Re: Planning Application 6, Dean Grove Wokingham Berkshire RG40 1WD

Dear Sir/Madam,

Please find enclosed the necessary documentation for planning purposes to extend my home. I have attached a cheque and a note from my neighbour reference the extension.

Should you have queries please do not hesitate to contact me.

Yours sincerely,

Paul Hennessy

Environmental Services

For office use only.
Application number 28. DEC. 2001 • 5450

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	MR. P. HENNESSEY 6 DEAN GROVE WOKINGHAM BERKS RG40 1WD 01189-627052 07802 594904.
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	6 DEAN GROVE WOKINGHAM BERKS RG40 1WD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	MATCHING ROOF TILES MATCHING BRICKWORK MATCHING WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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 Paul Hennessy

Date 6/12/2001

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

1764

ADDRESS 6 Dean Grove PARISH Wokingham

PLOT No. 29 ORD. SHEET No. SU 8365 68B

BUILDER NHB

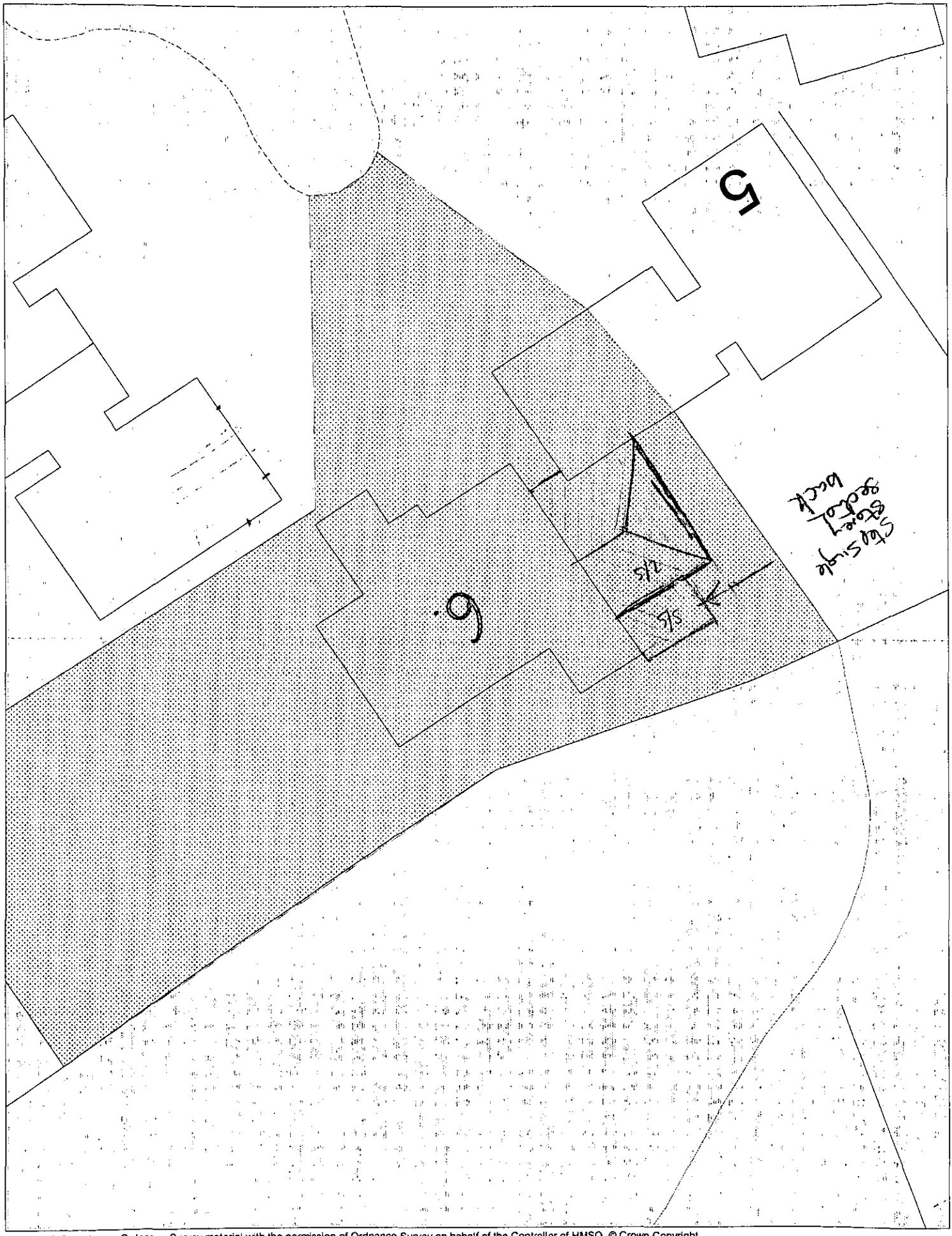
Plan No.	Applicant	Description of Development	Date of Decision	Decision
24387	LAING	O/L.	17.10.85	CAA
24988		ALT. HOUSE & GARAGE	27.2.86	CAA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

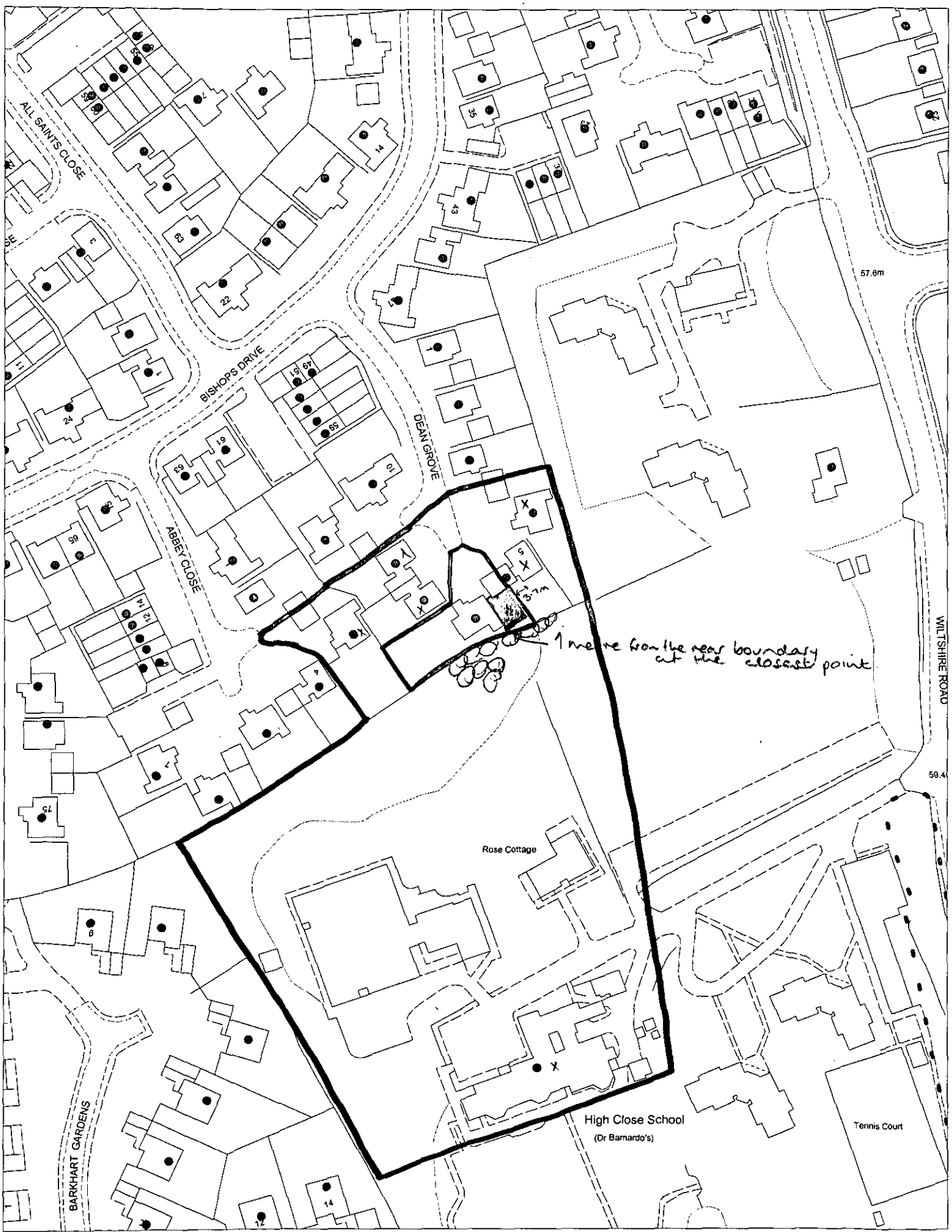
Development Control Section, Environmental Services, Wokingham District Council.

27 February 2002

Scale: 1 : 200

N
W E
S

28.DEC.2001 5450



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

14 December 2001 Scale: 1 : 1250

N W E S