9/5

APPLICATION NO:
F/2002/6198

LOCATION:
9 Reading Road, Eversley Hook.

APPLICANT:
Mr M Corfield C/O Welldesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/05/2002

CASE OFFICER: **Louise Smith**

wi TH DRA

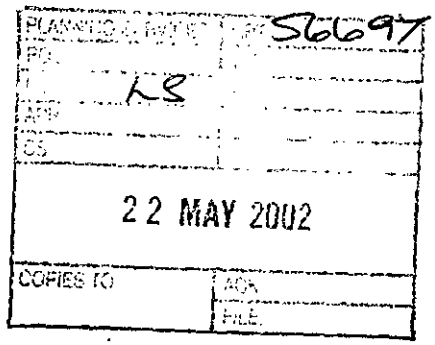
149

DO

Our Ref : SP/2002/005608-1/1
Your Ref : LS/F/2002/6198

ENVIRONMENT AGENCY

Date : 20 May 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Louise Smith

Dear Sir/Madam

2 STOREY SIDE EXTENSION 9 READING ROAD EVERSLEY HOOK

Thank you for your letter dated 11 April 2002, received on 15 April 2002. Please quote the following reference in any correspondence: SU76SE/13/16. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the Blackwater River.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the Blackwater River and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

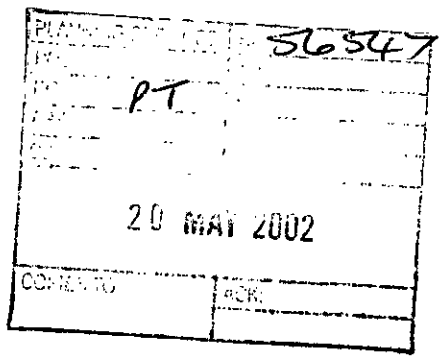
CC: Welldesign

Recd 9.55AM 20.5.02

WELLDESIGN

PLANNING & BUILDING REGULATION CONSULTANCY

TEL 01344 779798



20 May 2002

F A O Philip Taylor
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir,

Re: Proposed two storey side extension at 9 Reading Road, Eversley – F/2002/6198

With reference the above and my recent telephone conversations with Louise Smith. Would you please accept this letter as my official request to withdraw this application.

This should enable me to redesign and resubmit the proposal, in a more acceptable format, taking into account the 'overbearing' and 'daylight' factors on which it is currently recommended for refusal.

If you require any further clarification regarding this matter please do not hesitate to contact me on the above number or alternatively on my mobile 07779 110517.

Yours faithfully

G. Wells

Graham Wells
c.c Mike Corfield

Applicationo	Name & Address
F/2002/6198	Mr Michael Stockton And Miss Rachel Sims 7 Reading Road EVERSLEY Hampshire RG27 0RP
Committee Letters	Sent 15.05.02
APPLICATION WITHDRAWN	Letters sent 27.05.02 Transferred to MKA

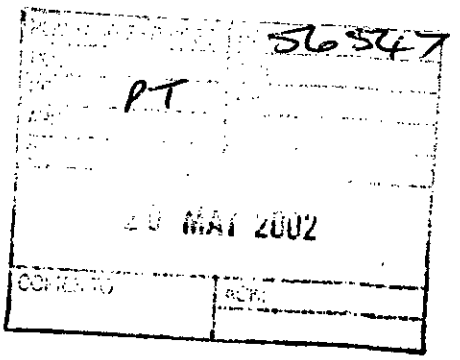
WOKINGHAM UNITARY
Aiming for Excellence

Recd 9.55AM 20.5.02

WELLDESIGN

PLANNING & BUILDING REGULATION CONSULTANCY

TEL 01344 779728



20 May 2002

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Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

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If you require any further clarification regarding this matter please do not hesitate to contact me on the above number or alternatively on my mobile 07779 110517.

Yours faithfully

G. Wells

Graham Wells
c.c Mike Corfield

Tel. (0118) 974 6463

Date: 27 May 2002

Your Ref:

My Ref: Louise Smith / F/2002/6198

WOKINGHAM UNITARY

~~Aiming for Excellence~~

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 Michael Stockton and
Miss Rachel Sims
7 Reading Road
EVERSLEY
Hampshire
RG27 0RP

Dear Sir/Madam

Application Number: F/2002/6198

Site Address: 9, Reading Road, Eversley, Hook.

Proposal: Proposed two storey side extension to dwelling..

I write to inform you that the above mentioned application, which you made comments on, was withdrawn on 20/05/2002 in accordance with instructions received from the applicant.

Yours faithfully,

John Mitchell

Development Control Manager

Date: 15 May 2002

Your Ref:

My Ref: **Louise Smith - F/2002/6198**

Mr M Corfield
C/O Welldesign
26
Lower Broadmoor Road
Crowthorne
Berks
RG45 7HD

WOKINGHAM UNITARY
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/6198

Site Address: 9, Reading Road, Eversley, Hook.

Proposal: Proposed two storey side extension to dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Addres
F/2002/6198	Mr Michael Stockton And Miss Rachel Sim 7 Reading Road EVERSLEY Hampshire RG27 0RP
Committee Letters	Sent 15.05.02

WOKINGHAM UNITARY
Aiming for Excellence

Received.
30/4.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Louise Smith DATE: 25th April 2002

Location:	9 Reading Road, Eversley, Hook, Finchampstead
Proposal:	Proposed two storey side extension to dwelling
Application Number:	F/2002/6198

In response to your consultation dated 11th April 2002 for the above application, the tree and landscape comments are as follows:

The proposed extension will not affect any significant landscape features within the site. Although the development proposals will increase the mass of the built form I do not consider that there will be an unacceptable increase in visual impact.

I therefore do not wish to raise an objection to the granting of planing consent.

ROBERT PETROW
Consultant Landscape Architect

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Trees

From: Louise Smith

Date: 11 April 2002 15 APR 2...

Application Number: F/2002/6198

Proposal: Proposed two storey side extension to dwelling..

(4)

Site Address:
9, Reading Road, Eversley, Hook. Finchamptead

Applicant:
Mr M Corfield C/O Welldesign.

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

No TPO

will require removal of Jap maple
Acer palmatum - good specimen but not
amenity tree
no objection
retain line of conifers on road
boundary → protect

No L/S.

Environmental Services

For office use only.
Application number: 02.APR.2002* 6198

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MIKE COFFIELD
	Address and postcode	COOMBE COTTAGE COOMBE LANE ASCOT BERKS
	Phone number	07850 557015
2	Agent's Name	WEL DESIGN
	Address and postcode	26 LOWER BROADMOOR ROAD CROWTHORNE BERKS RG45 7HD
	Phone number	01344 779728
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.	9 READING ROAD EVERSLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION

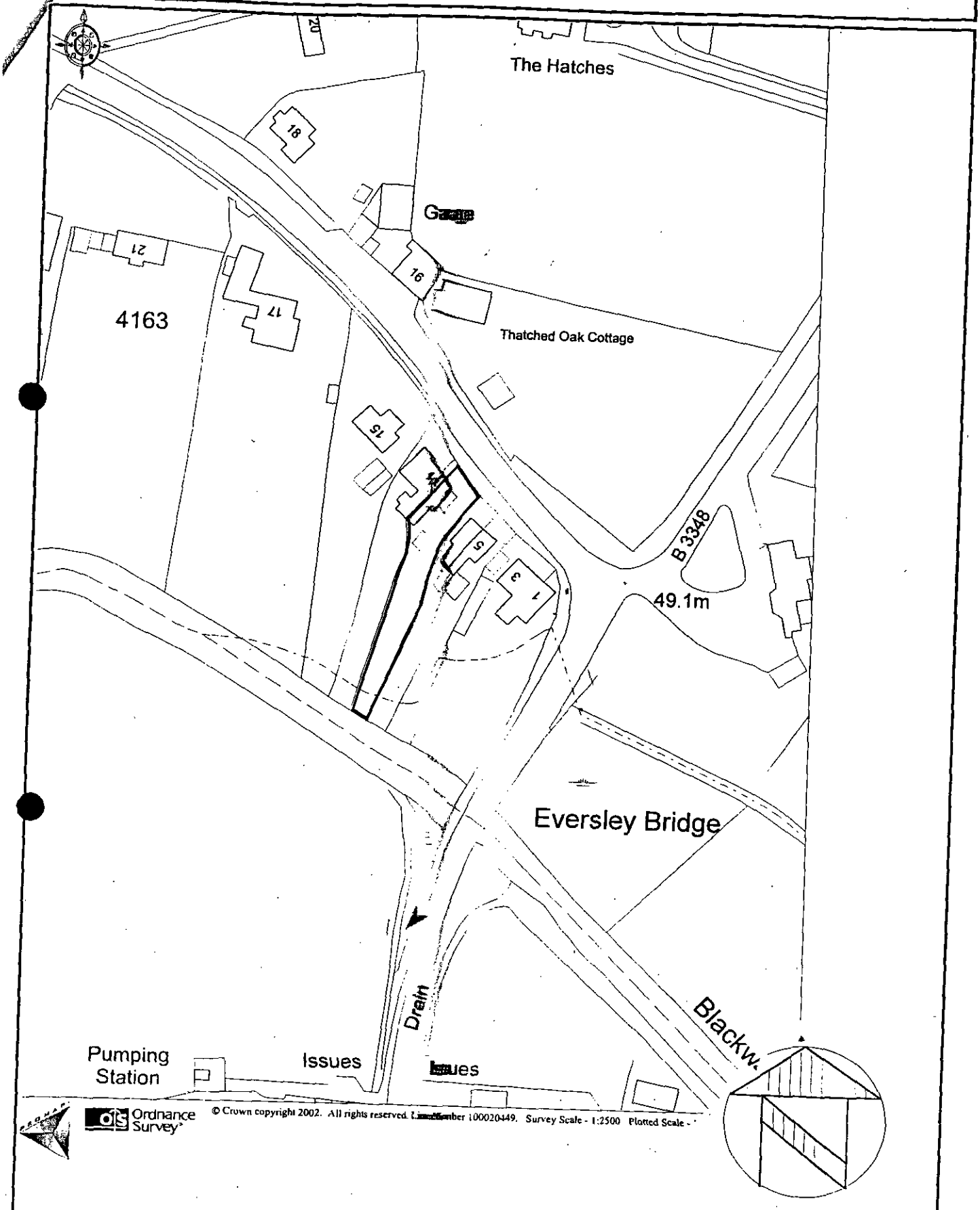
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING RED FACING BRICK " BROWN CLAY TILES	
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

Please turn over

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



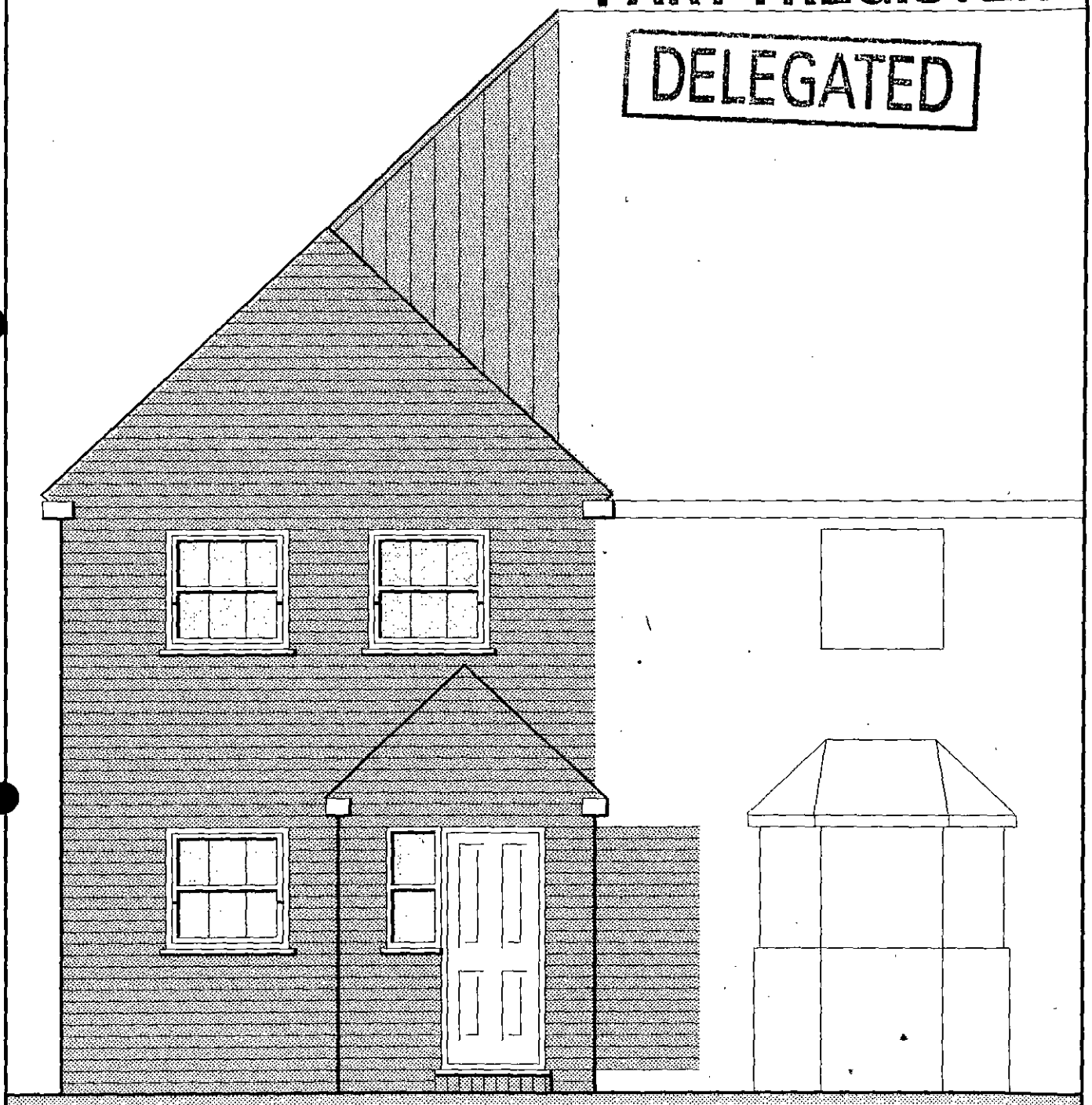
Title	Date	Scale	Rev.
SITE PLAN	FEB 2002	1:1250	

02.APR.2002 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

PART 1 REGISTER

DELEGATED



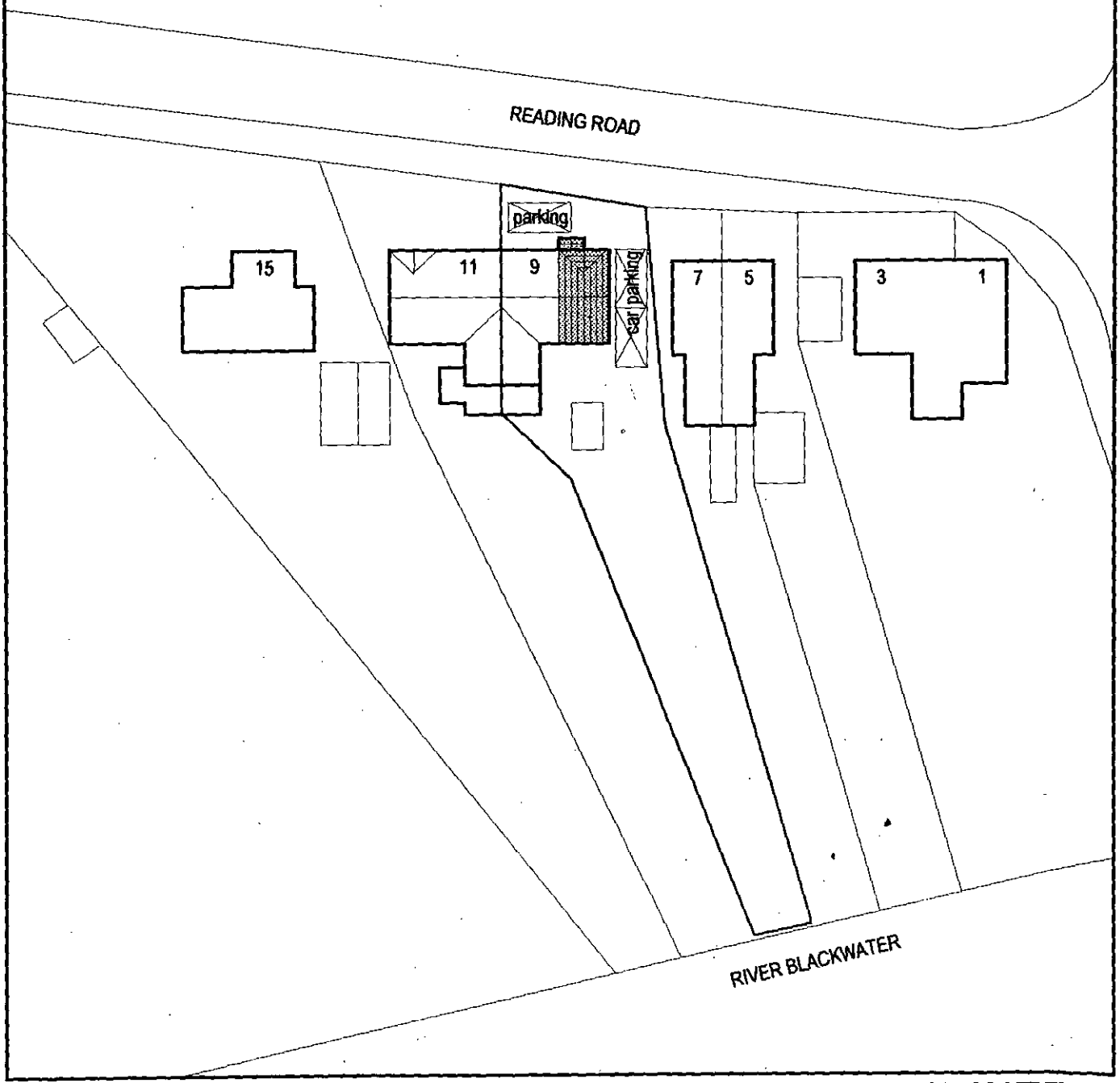
Title FRONT ELEVATION	Date FEB - '02	Scale 1:50	Rev.

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

PART 1 REGISTER

DELEGATED



Title	Date	Scale	Rev.
BLOCK PLAN	MAR 2002	1:500	A

22.MAR2002* 6203

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	YOUR NAME	**MRS Z HOWE**	
	ADDRESS	**35 LONGWATER ROAD**	
		FINCHAMPSTEAD	
		BERKSHIRE	
	POST CODE	TEL.NO	
	AGENT'S NAME	**DAY TANNER PARTNERSHIP**	
	ADDRESS	**BAGSHOT HOUSE, 37-39 HIGH STREET**	
		BAGSHOT	
		SURREY	
	POST CODE	**GU19 5AF** TEL.NO	**01276 451456**
3	SITE LOCATION	**35 LONGWATER ROAD**	
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**FINCHAMPSTEAD**	
		BERKSHIRE	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**GROUND AND FIRST FLOOR EXTENSIONS TO SIDE OF EXISTING BUILDING.**	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.		**NO**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**BUFF BRICK TO MATCH EXISTING ROOF 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.		**NO**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans		**NO**

Please turn over

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

PLANNING SERVICES	HPT	
POL	TLS	
DC LC	ENF	
APP		
CS		
29 APR 2002		
COPIES TO		

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref: 02/00458/ADJ
Your Ref: F/2002/6198

Enquiries to: S. Watkiss
Ext: 4480
26th April 2002

Dear Sir/Madam

Proposed two storey side extension to dwelling at 9 Reading Road, Eversley.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 15th April 2002.

I confirm that Hart District Council raise **NO OBJECTIONS** subject to the following *conditions*:-

Yours faithfully

Ron Percival

R G Percival
Head of Environmental Services

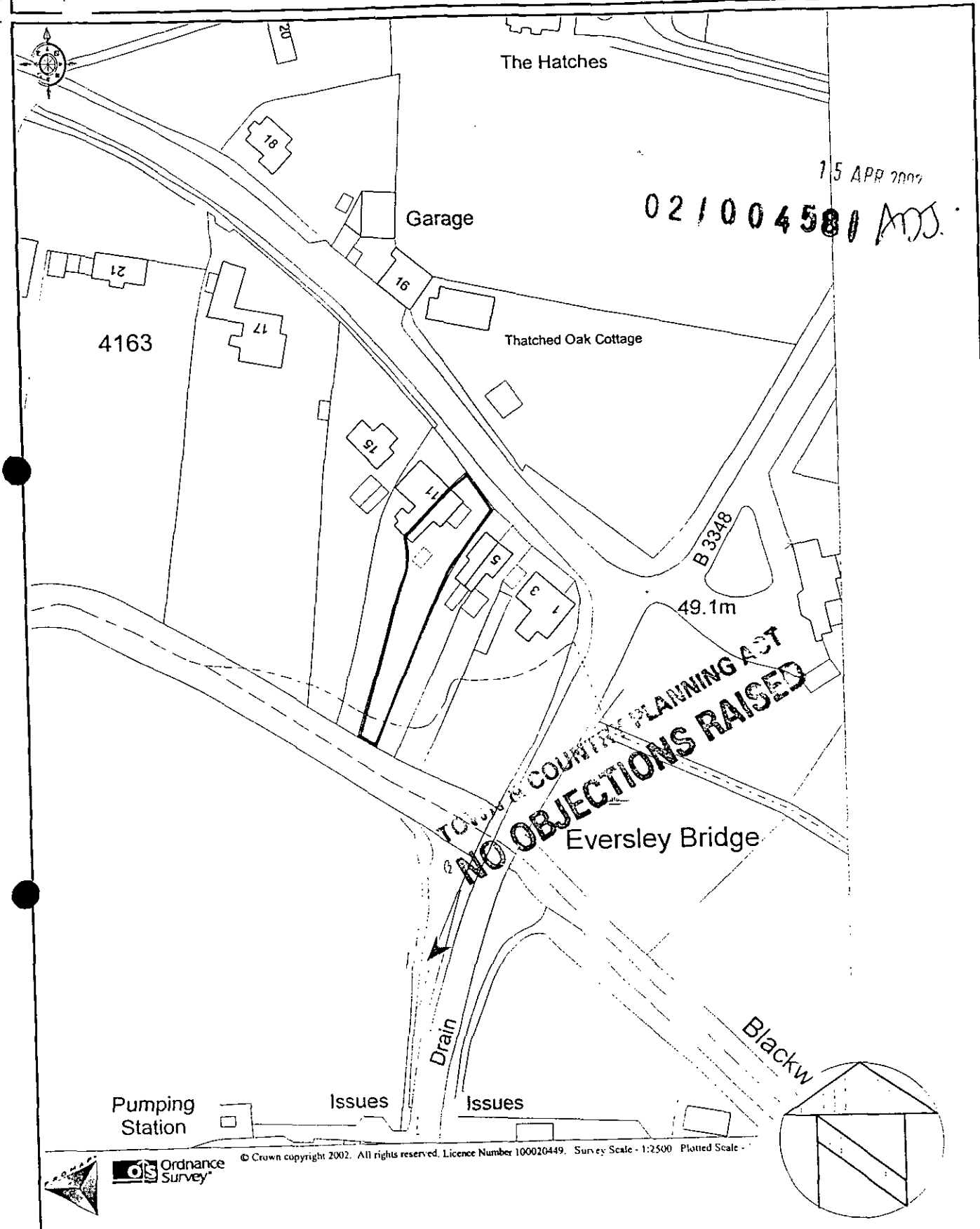
INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

CHARTER MARK
Awarded for excellence
Environmental Health
Residential Services

Beacon Council 2000-2001
Dealing with Waste

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title SITE PLAN	Date FEB 2002	Scale 1:1250	Rev.

Mr Michael Stockton & Miss Rachel Sims
7 Reading Road
Eversley
Hampshire
RG27 0RP
Tel: 0118 932 8204

PLANNING SERVICES | ACT
POL | TLS
DC LS | ENF
APP
CS
18 APR 2002
COPIES TO | ACK: ✓
FILE:

Attn: Ms L Smith
Development Control Officer
Wokingham Unitary
Enviromental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

16th April 2002

Dear Ms Smith

Ref: F/2002/6198

We have viewed the proposed plans and have the following comments and concerns regarding the development proposal.

Our property is to the left of 9 Reading Road (not the adjoining property), and the majority of our windows face this property.

Our main concerns are;

i) The overshadowing of our property and the reduction of daylight into our main living quarters, e.g. lounge, dining room and 2nd bedroom (currently our study), as these facing windows provide the main source of light into our property.

ii) The loss of privacy to our property, as the extension will force the driveway closer towards our property and will result in the removal of the existing hedgerow.

We have measured where the proposed extension will come to against our boundary and have concerns that the over bearing nature of the extension will dwarf our property, as the plot(s) of land are situated on an angle.

Other concerns we have;

i) The choice of building materials chosen by the applicant, the four cottages are all of the same design, layout and identical appearance. The current roof is of slate construction and the applicant wishes to change the existing slates to brown clay tiles, this is not in keeping with this set of cottages.

ii) The wall facing our property currently has designs incorporated into the brick work, in view of the conservation of buildings in this area, the character of these cottages represent the period in which they were erected and this will be lost.

iii) The applicant wishes to use a red facing brick for the proposed development which will not match the existing brick work and will reflect upon the appearance of the cottages.

We hope our comments and concerns will be taken into consideration before the authorised committee makes their final decision.

We will be happy to discuss any of our points with yourself or relevant interested parties.

Thank you for this opportunity to oppose the proposal and decisions regarding this development.

Yours faithfully

Miss R Sims Mr M Stockton

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6198**

9, Reading Road, Eversley, Hook.

Proposed two storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/REFUSAL and my reasons are: can see no objection

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

Signed: _____ Date: 18/04/02

Councillor G Cockroft

RECEIVED
19 APR 2002
COPIES TO
ACK
FILE

FROM: Louise Smith

DATE: 11 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6198

Proposal: Proposed two storey side extension to dwelling..

Site Address: 9, Reading Road, Eversley, Hook.

Applicant: Mr M Corfield C/O Welldesign.

Your observations are required in respect of this application **by 05/05/2002**.

PLANNING SERVICES	RPT
POL	RJS
DC	SNF
AFF	

19 APR 2002

COPIES TO	ACS
	FILE

Parish Councillors have no objection to this proposal

SIGNED: C.S.Cl. DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

PLANNING SERVICES	HP55435
POL	TLS
DC LS	
APP	
CC	

18 APR 2002

COPIES TO	ACK:
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

6198

Our Ref.: 02/00458/ADJ
Your Ref.: F/2002/6189

15th April 2002

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1995 (AS AMENDED)

Proposed two storey side extension to dwelling at 9 Reading Road, Eversley.

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Your consultation, reference and dated 15.04.2002 has been received and has been allocated the above reference.

I will endeavour to let you have this Council's response within the allocated time period but should, however, further information be required regarding this matter please contact direct the Case Officer S. Watkiss on 4480.

Yours faithfully

Ron Percival

R G PERCIVAL
HEAD OF ENVIRONMENTAL SERVICES

26/4/2 - called to chase → 'no objection' they have sent reply in the post today.

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

Awarded for excellence
Environmental Health

dcack... Beacon Council 2000-2001 Dealing with Waste

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 11 April 2002

Application Number: F/2002/6198

Proposal: Proposed two storey side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
9, Reading Road, Eversley, Hook.

Applicant:
Mr M Corfield C/O Welldesign.

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).

C22, R22.

Signed: _____ **Print name:** AC 17/4/02.

check floorspace increase.

Environmental Services

For office use only.
Application number: 02.APR.2002* 6198

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.
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WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MIKE CORFIELD COOMBE COTTAGE COOMBE LANE ASCOT BERKS 07850 559015
	Agent's Name Address and postcode Phone number	WEM DESIGN 26 LOWER BROADMOOR ROAD CROWTHORNE BERKS RG45 7HD 01344 779728
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.	9 READING ROAD EVERSLEY
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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

ADDRESS 9 Reading Road PARISH Lucan

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15110	MR. C GRAY	STORM PORCH	4.6.82	GRANT N/A

DATE OF COMPLETION

MINISTRY DECISION

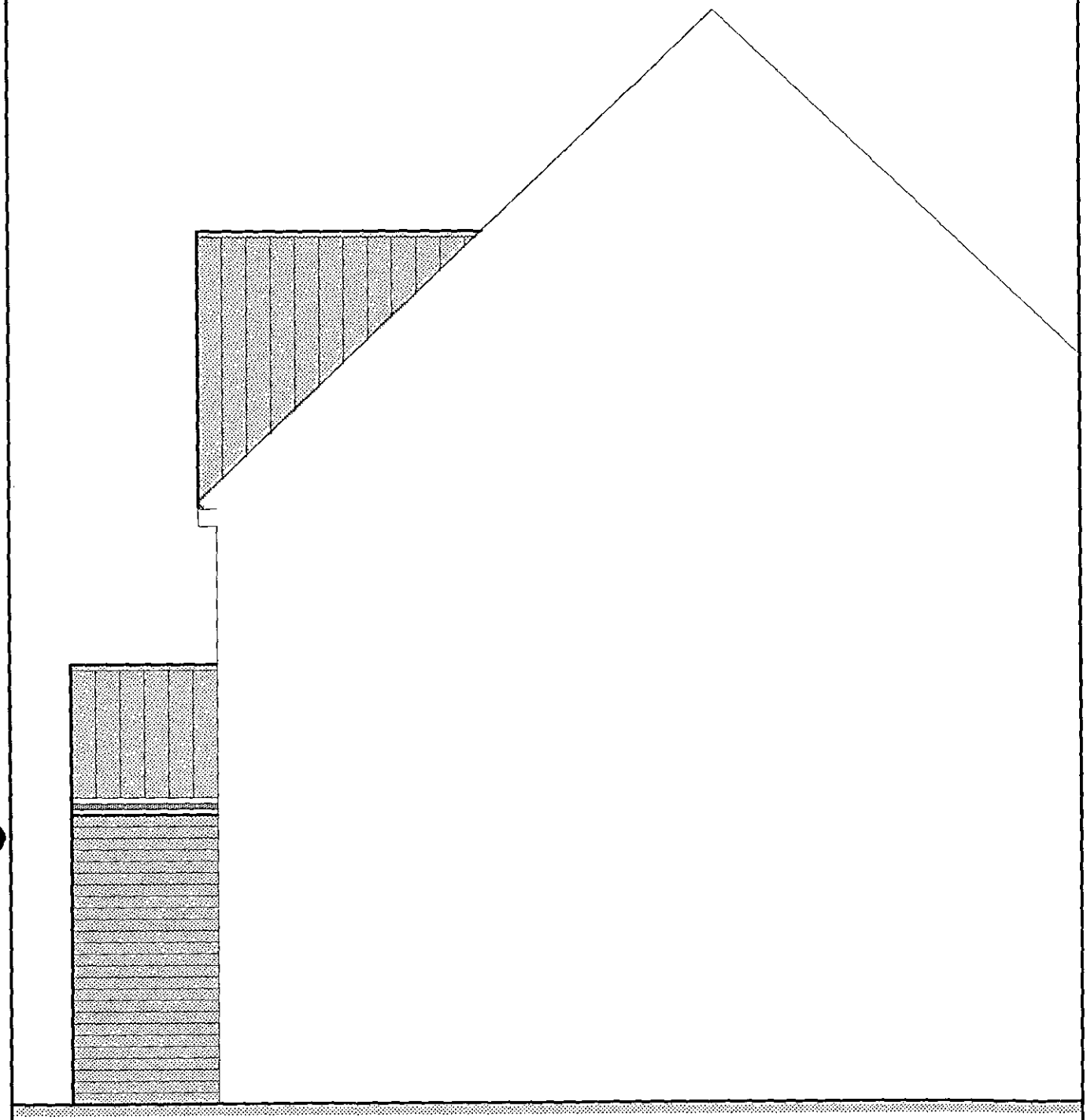
SPECIAL ORDERS

DRAINAGE

091074

02.APR.2002* 6198

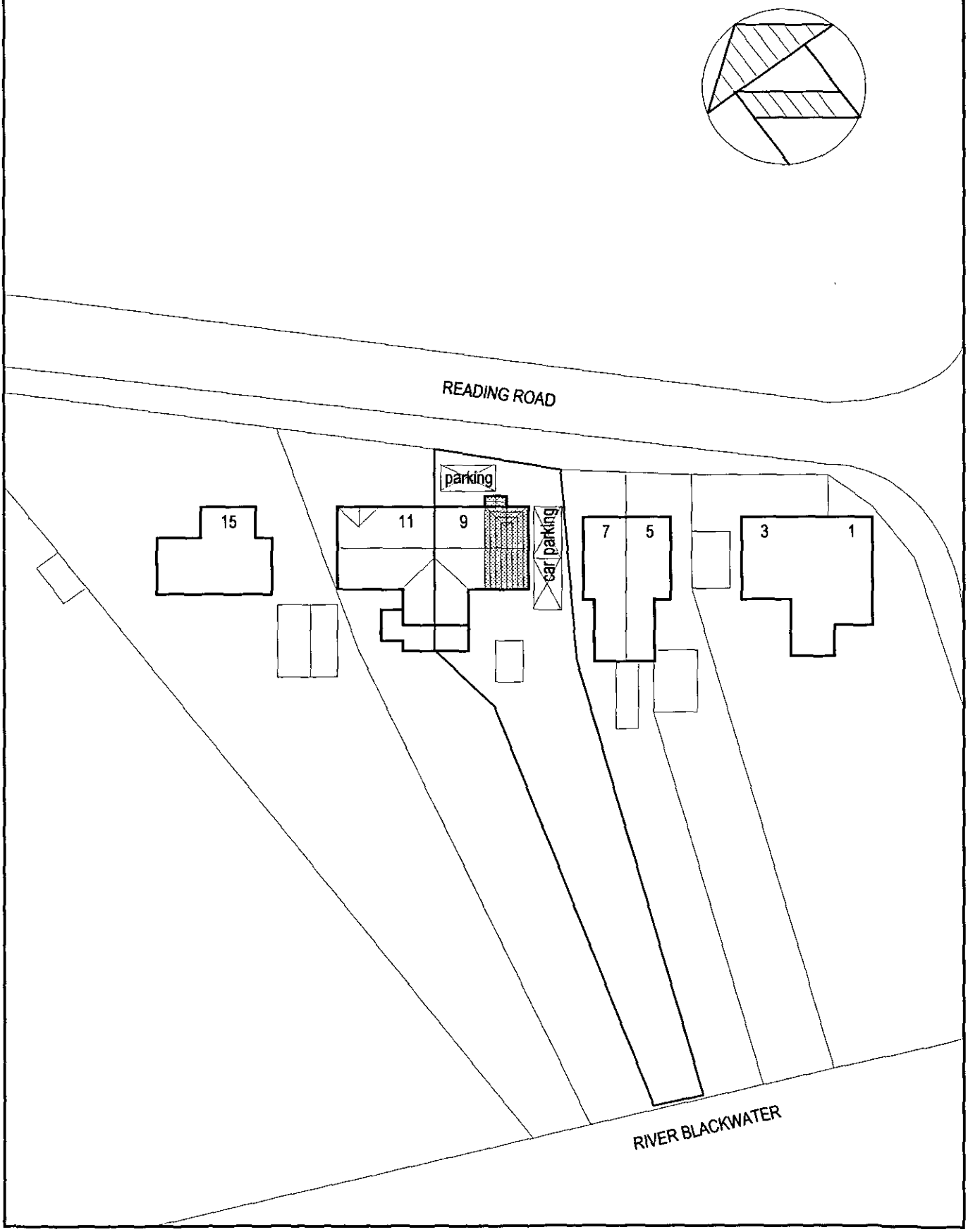
EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
SIDE ELEVATION 2	MAR '02	1:50	A

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
BLOCK PLAN	MAR 2002	1:500	A

Date Received
15 MAR 2002

02/00326/FUL

EXTENSION AT 9 READING ROAD, EVERSLEY.

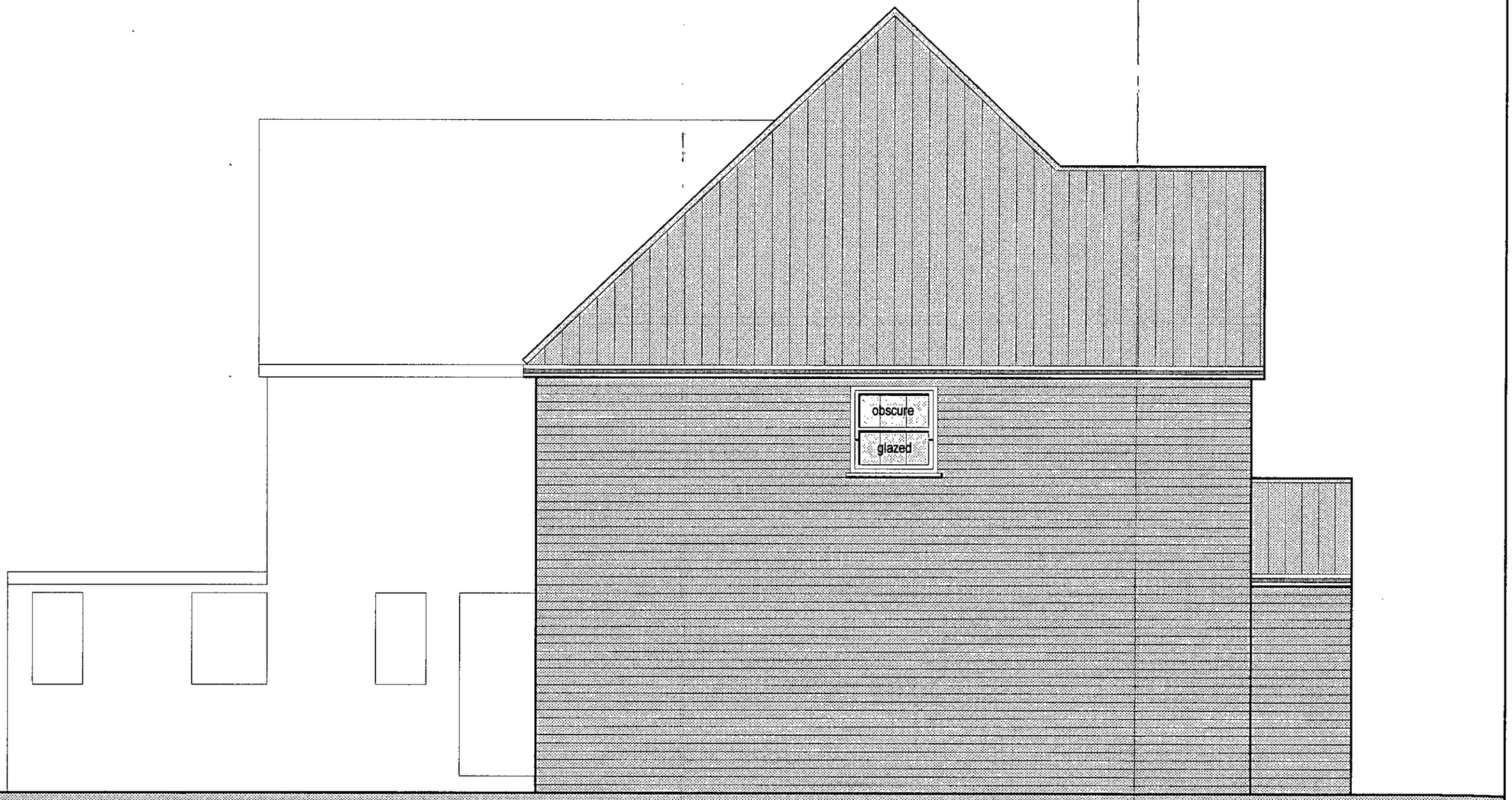
02.APR.2002 * 6198



Title	Date	Scale	Rev.
FRONT ELEVATION	FEB - '02	1:50	

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



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0 1 2 3

Title	Date	Scale	Rev.
SIDE ELEVATION	FEB - '02	1:50	

02.APR.2002* 6158

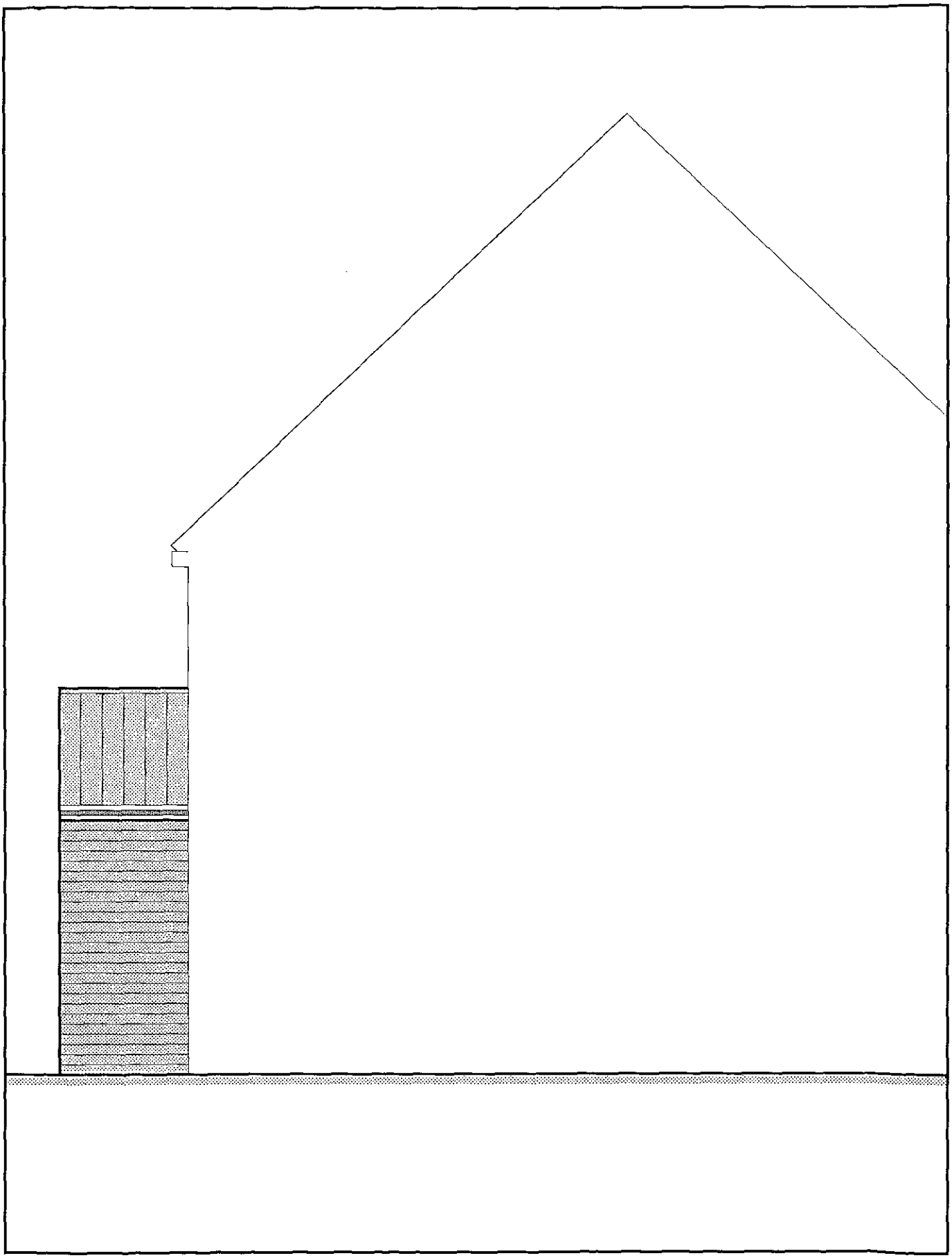
EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
REAR ELEVATION	FEB - '02	1:50	

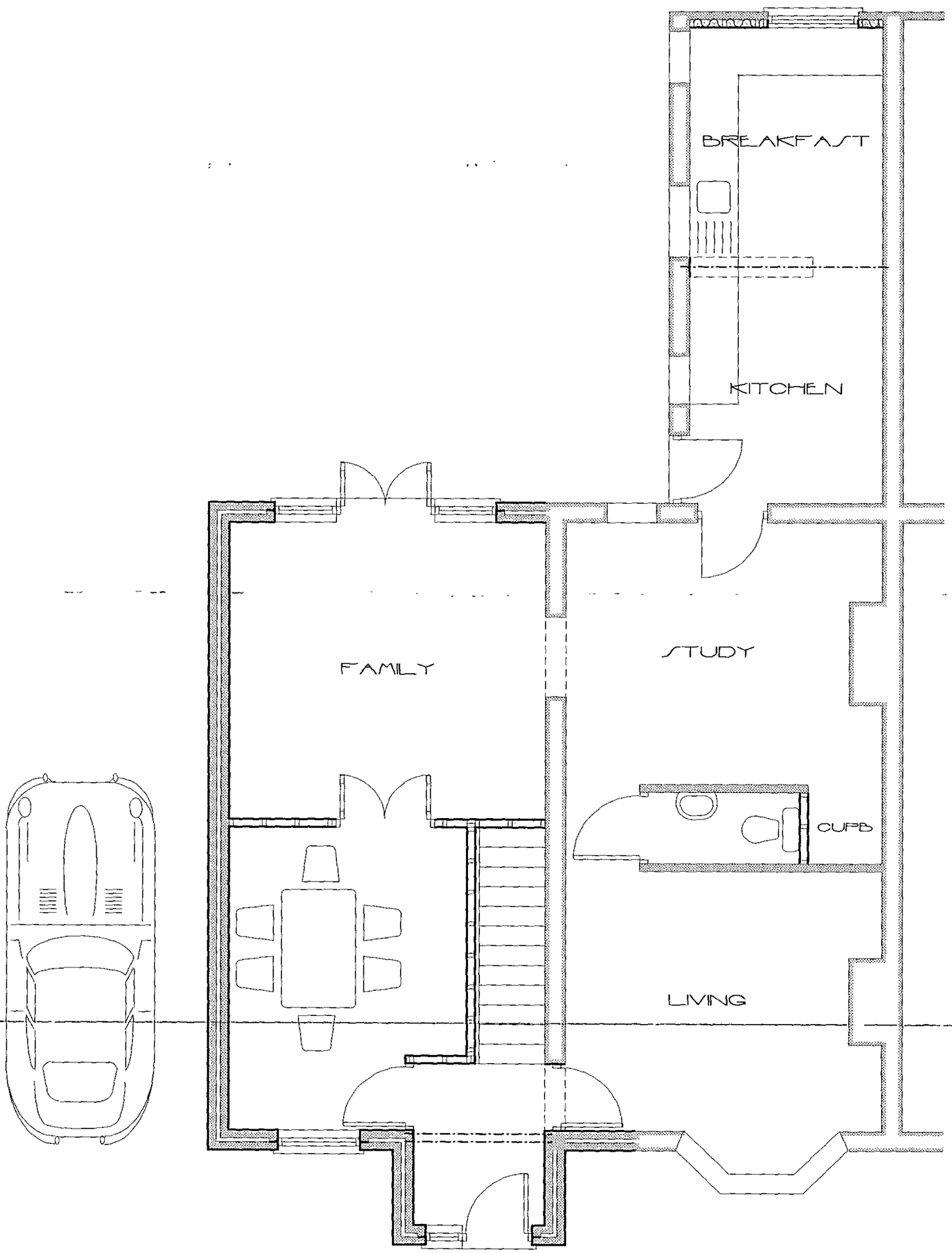
02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
SIDE ELEVATION 2	FEB - '02	1:50	

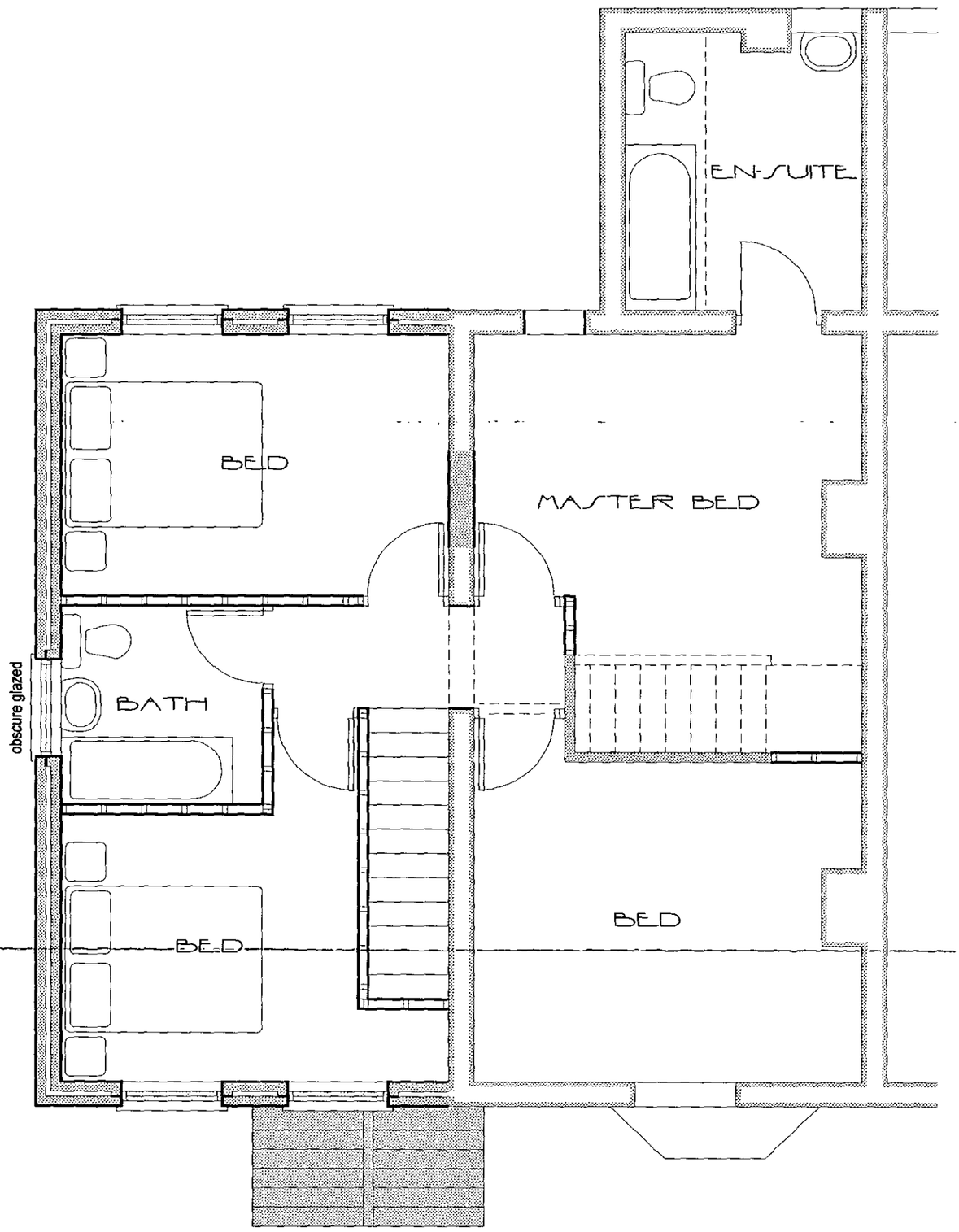
PROPOSED EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
GROUND FLOOR PLAN	FEB 2002	1:50	

02 APR 2002 * 6138

PROPOSED EXTENSION AT 9 READING ROAD, EVERSLEY.

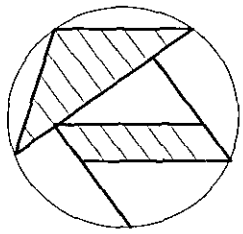


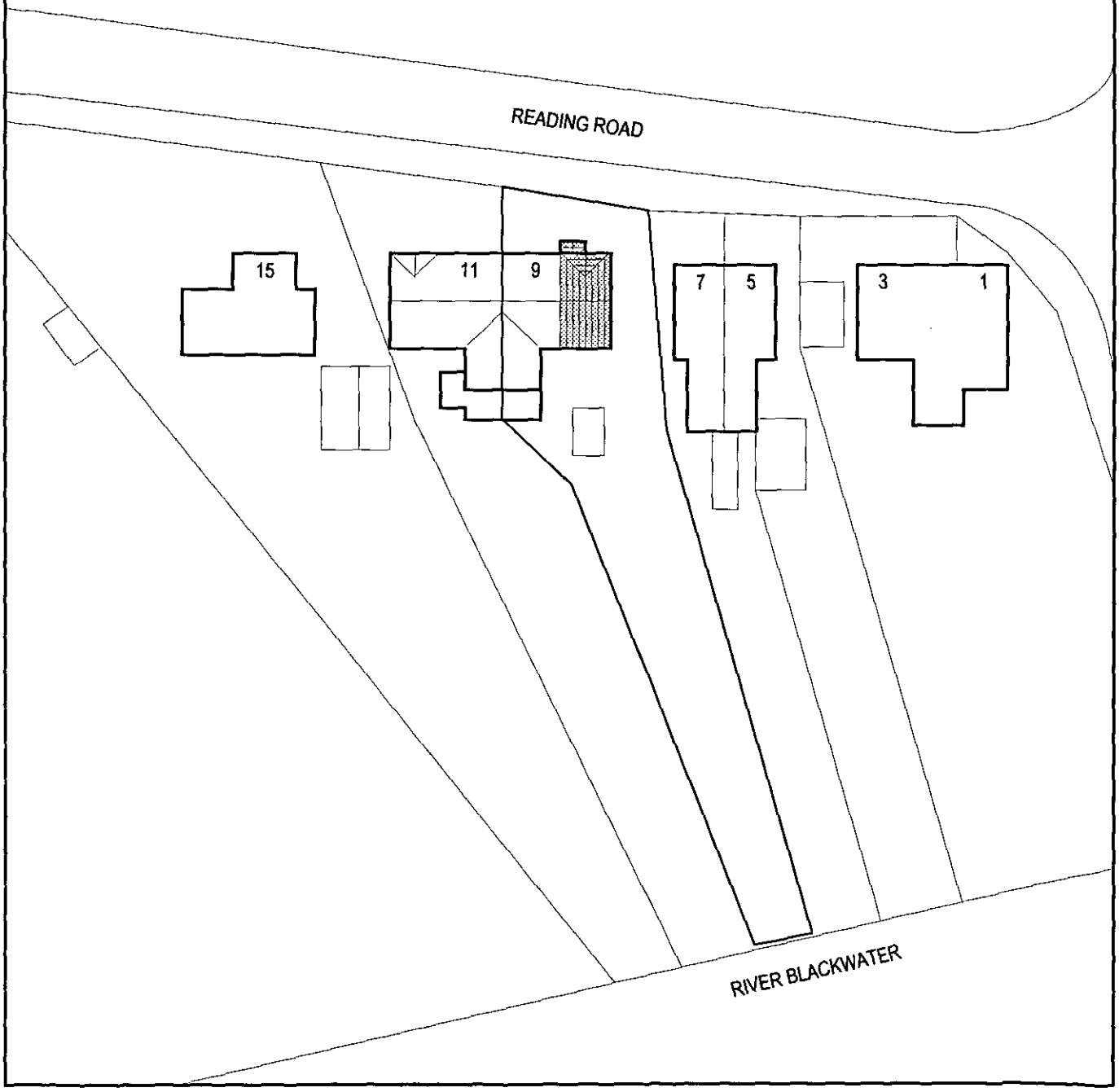
Title	Date	Scale	Rev.
FIRST FLOOR PLAN	FEB 2002	1:50	

02.APR.2002* 6158

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

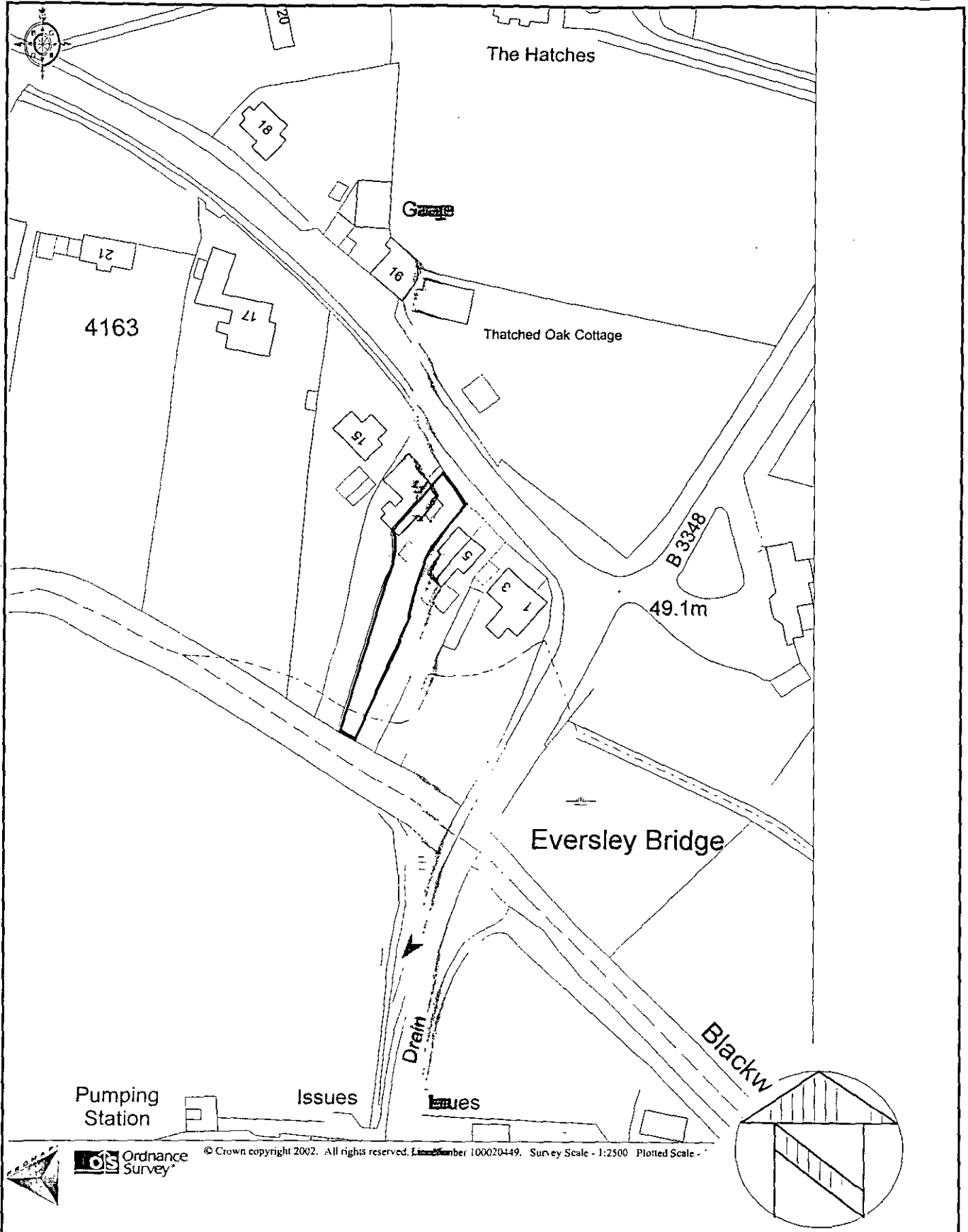




Title	Date	Scale	Rev.
BLOCK PLAN	FEB 2002	1:500	

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title SITE PLAN	Date FEB 2002	Scale 1:1250	Rev.

Application Number : F/2002/6198	**Map No :** 120
Case Officer : LS	**Site Area :** 0.06
Valid Date : 02 APR 2002	**Received Date: 21/03/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 9, Reading Road, Eversley, Hook.

Parish : FI **Ward : FIS**

Applicant : Mr M Corfield C/O Welldesign.

Fee Required: £95 **Fee Received: £0** → 95-00 received from Itwr. ✓ (see note to come)

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	PARKING LAYOUT SHOW LOCATION OF TREES	28/3	✓done
FORMS UNSIGNED	NOT WD forms	28/3	✓done
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE ELEVATION 2 TO SHOW PROPOSED FRONT ROOF AT FRONT.	28/3	to follow 02 APR 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Officer check trees.		

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 : HAMPSHIRE (HART DISTRICT COUNCIL)

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - FLOOD ZONE
- WATER COURSE TO REAR OF SITE.

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Rural Area / Countryside

No pre-apps

NEIGHBOURS

S/N + see map

+ address within red line

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

Tel: (0118) 974 6463

Date: 11 April 2002

My ref: F/2002/6198

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6198
9, Reading Road, Eversley, Hook.
Proposed two storey side extension to dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6198**
9, Reading Road, Eversley, Hook.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Long
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 11 April 2002

My ref: F/2002/6198

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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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_____

_____

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

Signed: _____ Date: _____

Councillor G Cockroft
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6198

Proposal:
Proposed two storey side extension to dwelling.

Location:
9, Reading Road, Eversley, Hook.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6198 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 05/05/2002. 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.

Trevor Watson
Development Control Manager

11 April 2002

Organisation_Name	Building_Name	address1	Postcode
	THATCHED OAK COTTAGE	THATCHED OAK COTTAGEFLEET HILLWOKINGHAM	RG404RJ
		11READING ROADHOOK	RG270RP
		5READING ROADHOOK	RG270RP
		7READING ROADHOOK	RG270RP
		9READING ROADHOOK	RG270RP

Neighbour consultation list

F/2002/6198

Environmental Services

For office use only.
Application number: 02.APR.2002* 6198

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MIKE CORFIELD COOMBE COTTAGE COOMBE LANE ASCOT BERKS 07850 559015
	Agent's Name Address and postcode Phone number	WELLDESIGN 26 LOWER BROADMOOR ROAD CROWTHORNE BERKS RG45 7HD 01344 779728
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.	9 READING ROAD EVERSLEY
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 RED FACING BRICK // BROWN CLAY TILES
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

ADDRESS 9 Reading Road PARISH Lucy

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15110	MR. C GRAY	STORM PORCH	4.6.82	APP N/A

DATE OF COMPLETION

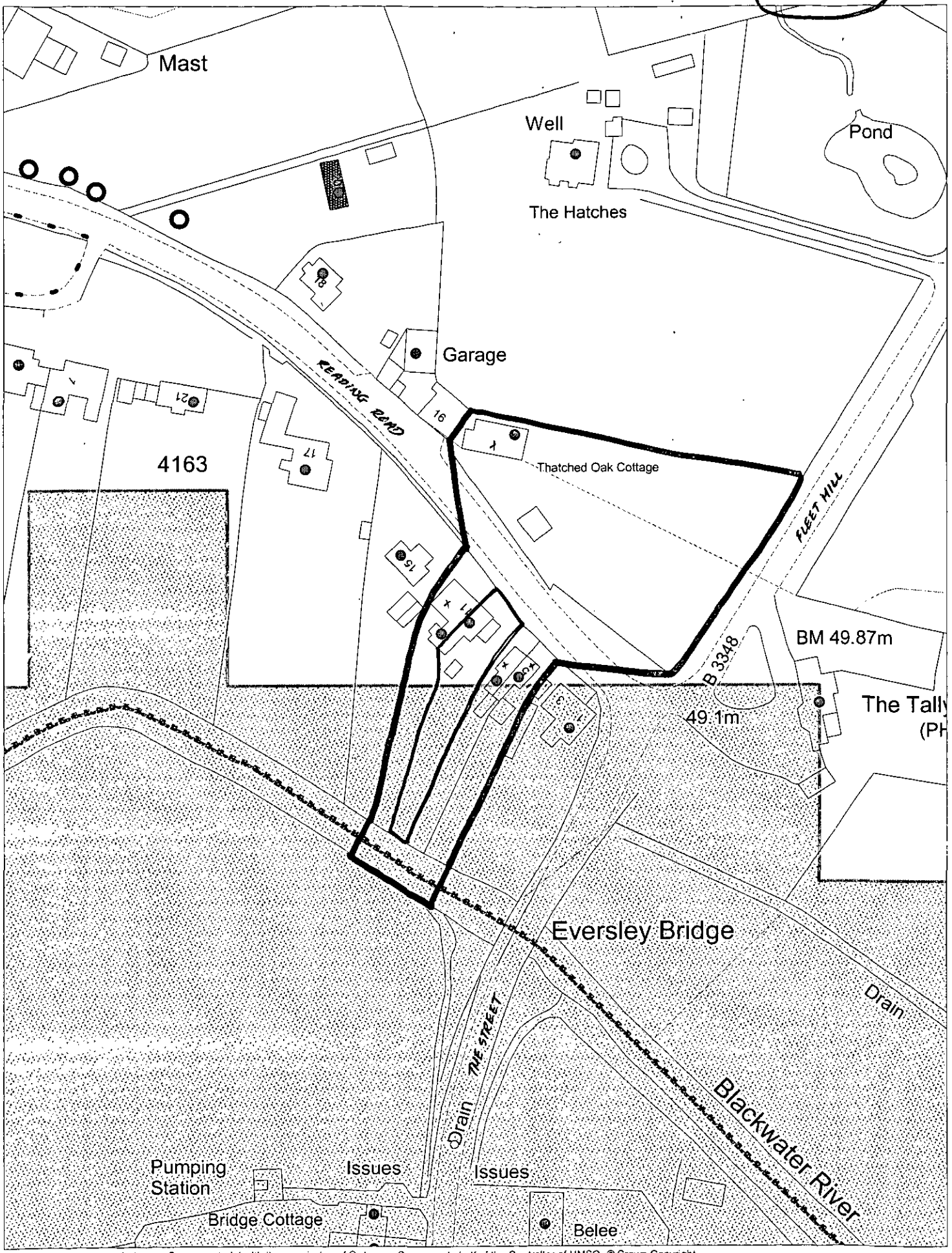
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.APR.2002 6198



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 2002 Scale: 1 : 1250

N W E S

6197?

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

17. APPLICATION NO: 2002/6198, PROPOSED TWO STOREY SIDE EXTENSION TO DWELING, 9 READING ROAD EVERSLEY, FOR: MR M CORFIELD

At this point Officers informed the Committee that the applicant had withdrawn the above application.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/6198	21/03/02	Cllr Cockroft	Finchampstead

Applicant: Mr M Corfield
Location: 9 Reading Road, Eversley
Proposal: Proposed two storey side extension to dwelling

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Louise Smith

SUMMARY:

1. **Planning History** - The site is semi-detached property, located within a rural area of Finchampstead. The immediate street scene comprises semi-detached and detached dwellings of varying design. There is no relevant planning history since the dwelling was built.

   The original floorspace of the dwelling is 94.9 m² and the proposed floorspace of the extension amounts to 41.9m², representing a 44% increase.

2. **Proposal** - The existing integral side garage would be demolished and a two storey side extension is proposed. The ground floor would provide dining room and family room and the first floor would accommodate two bedrooms (one of which would be en-suite).

   The application has been recommended for refusal and listed by Cllr Cockroft as he sees no objection to this proposal.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which

elevation, however, the side elevation window acts as the main light source into the room. No. 9 already breaches the 25° overshadowing angle with regard to this neighbour's dining room window. Even though effort has been made to reduce massing by providing a hipped roof, the proposed extension would amplify the current situation. Furthermore, the extension does not keep to the existing roofline. The gable end in the front elevation adds massing and increases the area of sky lost.

The bedroom window above is not a major concern as the impact is reduced from this higher level.

B. Impact upon character of the rural area

It is not considered that there would be any adverse impacts on the street scene. No. 11 has had a similar two storey side extension with gable end in the front elevation. Although this proposed development does not directly match the scale and design of the neighbour's extension, it would be in keeping with the style of the two properties and therefore not detract from the character of the street scene.

There are a number of semi-detached properties along this part of the Reading Road, however, the proposed extension would be sufficiently set away from No. 7 so as not to create an impression of terracing.

As there is an existing garage, it is not considered that the increase in mass would be significant enough to detract from the open character of this rural area. Environmental Design considers there to be no unacceptable increase in visual impact.

C. Impact upon highway safety

There is a proposed increase in the number of bedrooms from 3 to 4. Therefore, in order to satisfy the Council's parking standards, 3 off-road car parking spaces need to be provided. This standard has been met. Provided that the vehicle parking and turning space is retained, there would be no detrimental upon highway safety.

D. Flooding Issues

The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of local residents

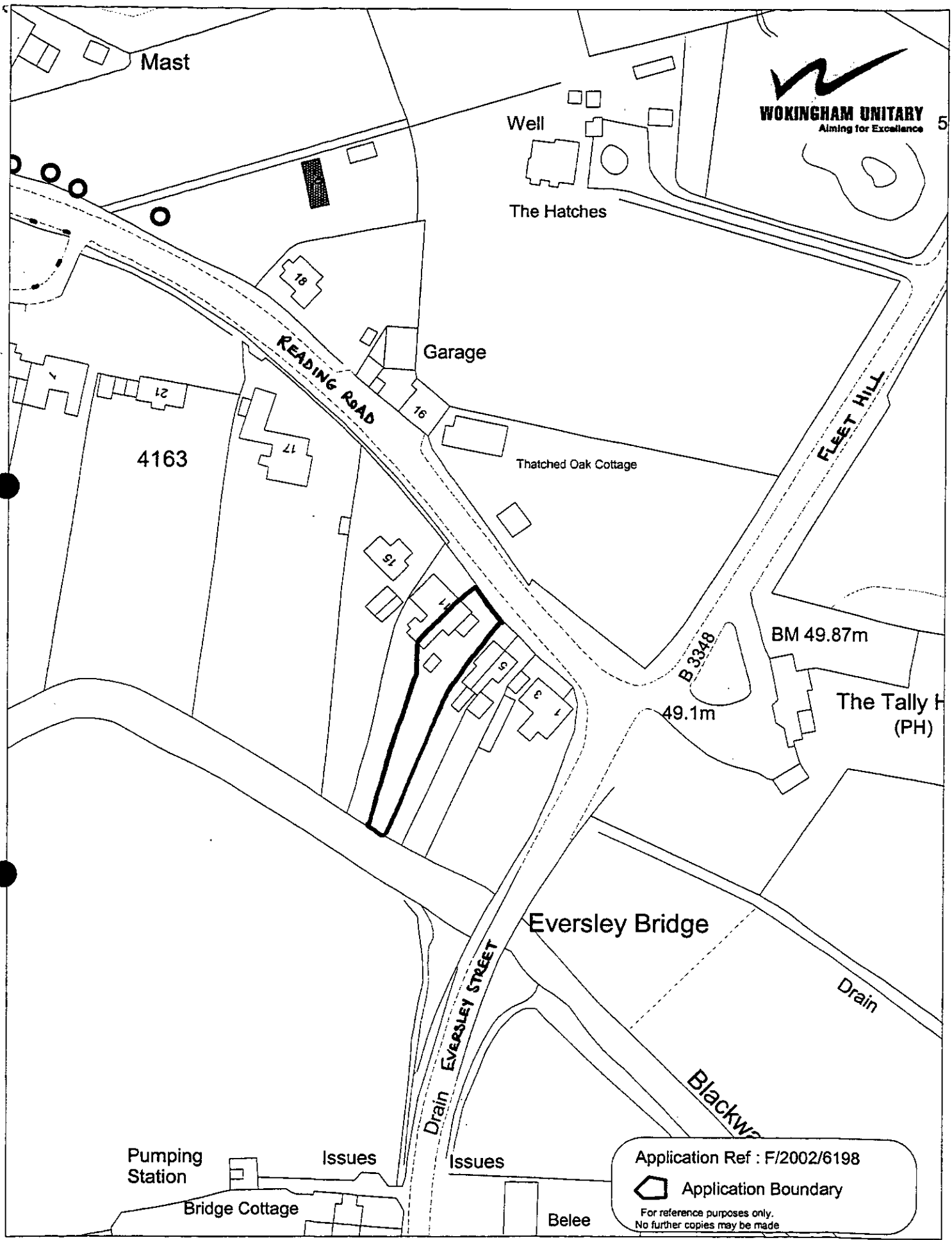
These issues have been addressed in section A and B.

5. **Conclusion** –

It is considered that the proposed development would have an adverse impact on the neighbouring property, No. 7.

6. **Recommendation** – REFUSE PERMISSION for the following reason:

The proposed development by virtue of its scale, mass and siting, would be overbearing and result in loss of daylight, to the detriment of the amenity of the occupiers of No. 7 Reading Road. As such it is contrary to policy SBE2 of the



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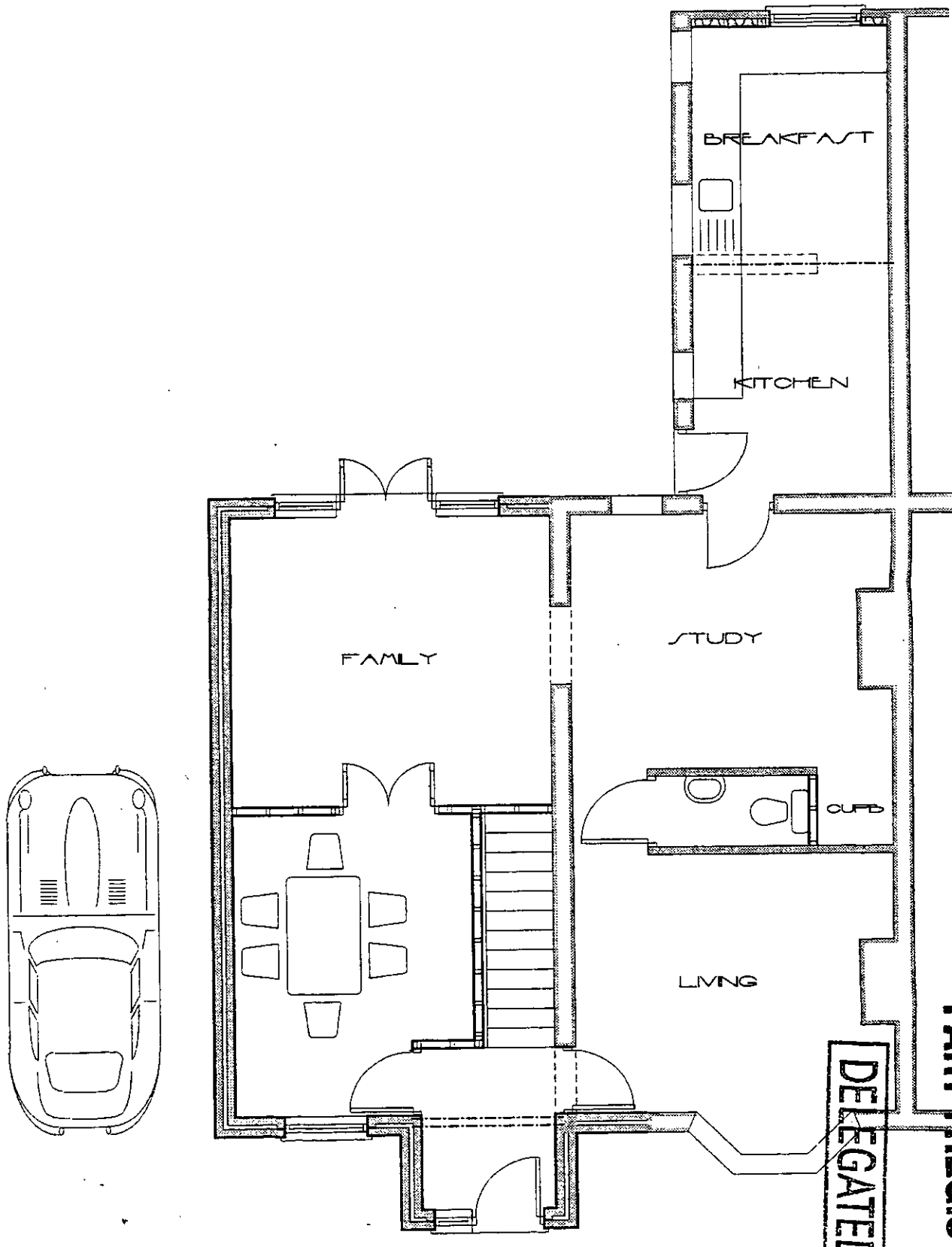
Development Control Section, Environmental Services, Wokingham District Council.

22 May 2002

Scale: 1 : 1250

PROPOSED EXTENSION AT 9 READING ROAD, EVERSLEY.



PART 1 REGISTER

DELEGATED

02 APR 2002 6198

Title	Date	Scale	Rev.
GROUND FLOOR PLAN	FEB 2002	1:50	

02.APR.2002 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

PART 1 REGISTER

DELEGATED



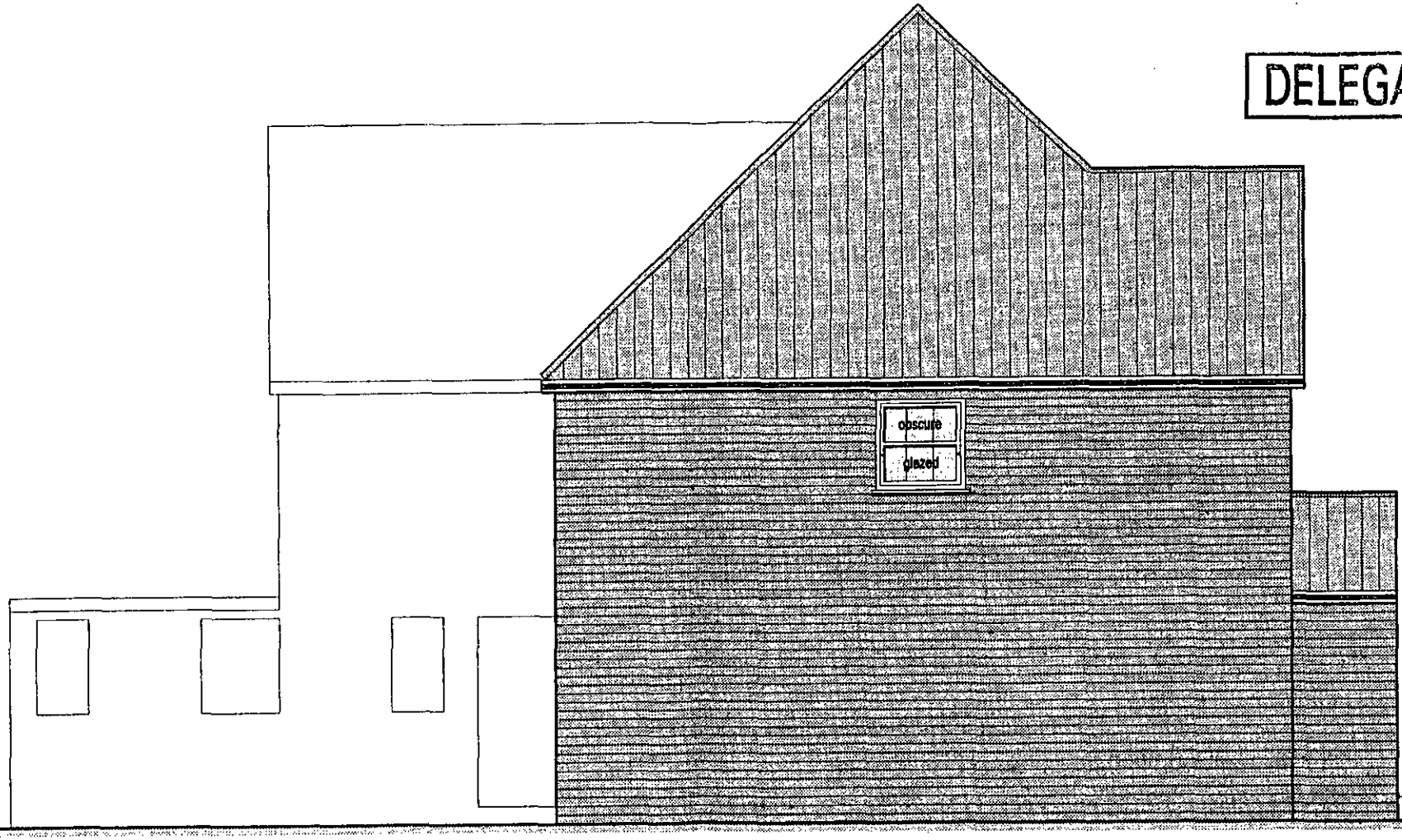
Title FRONT ELEVATION	Date FEB - '02	Scale 1:50	Rev.

02.APR.2002 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

PART 1 REGISTER

DELEGATED



293

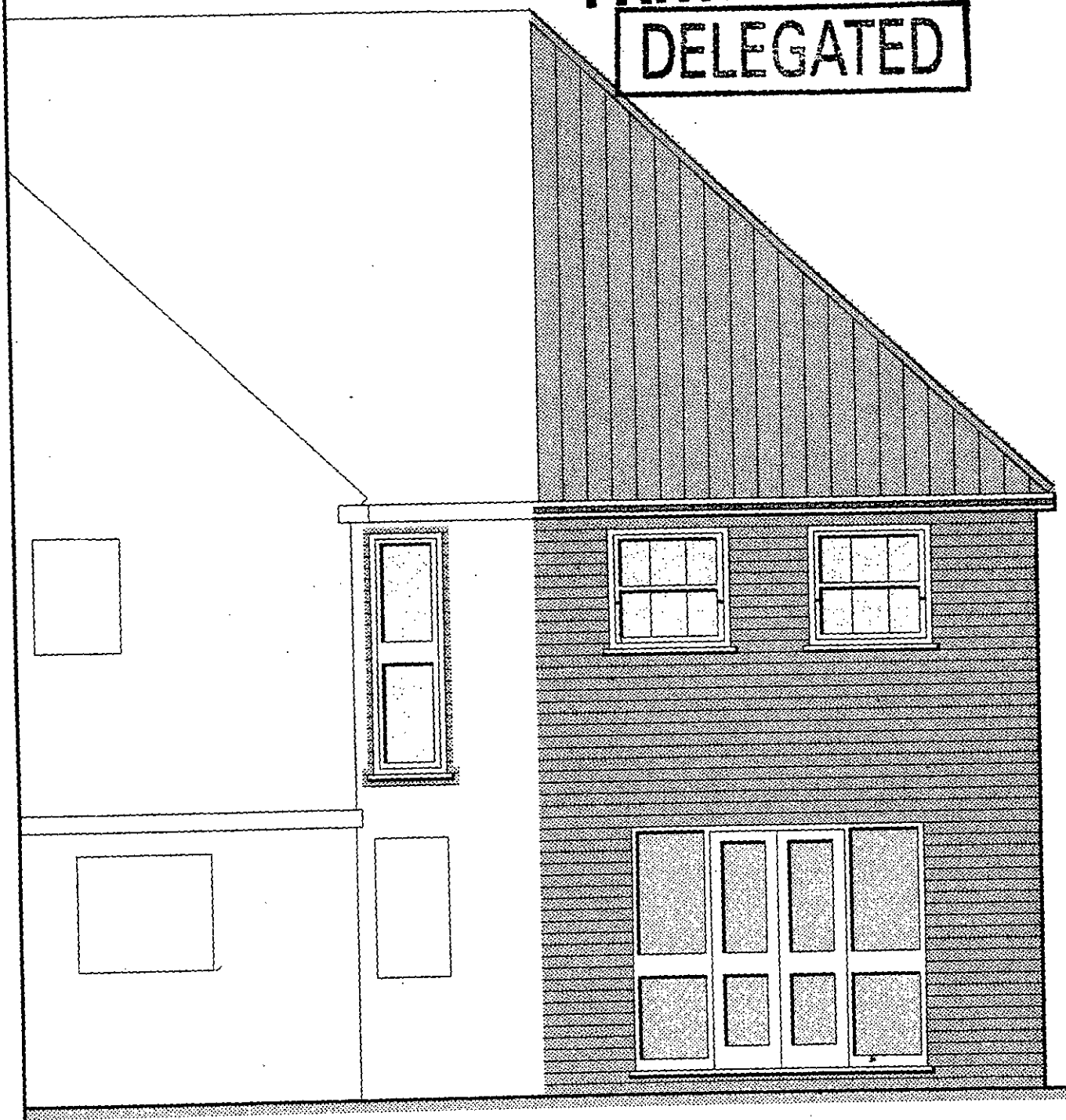
Title	Date	Scale	Rev.
SIDE ELEVATION	FEB - '02	1:50	

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.

PART 1 REGISTER

DELEGATED



294

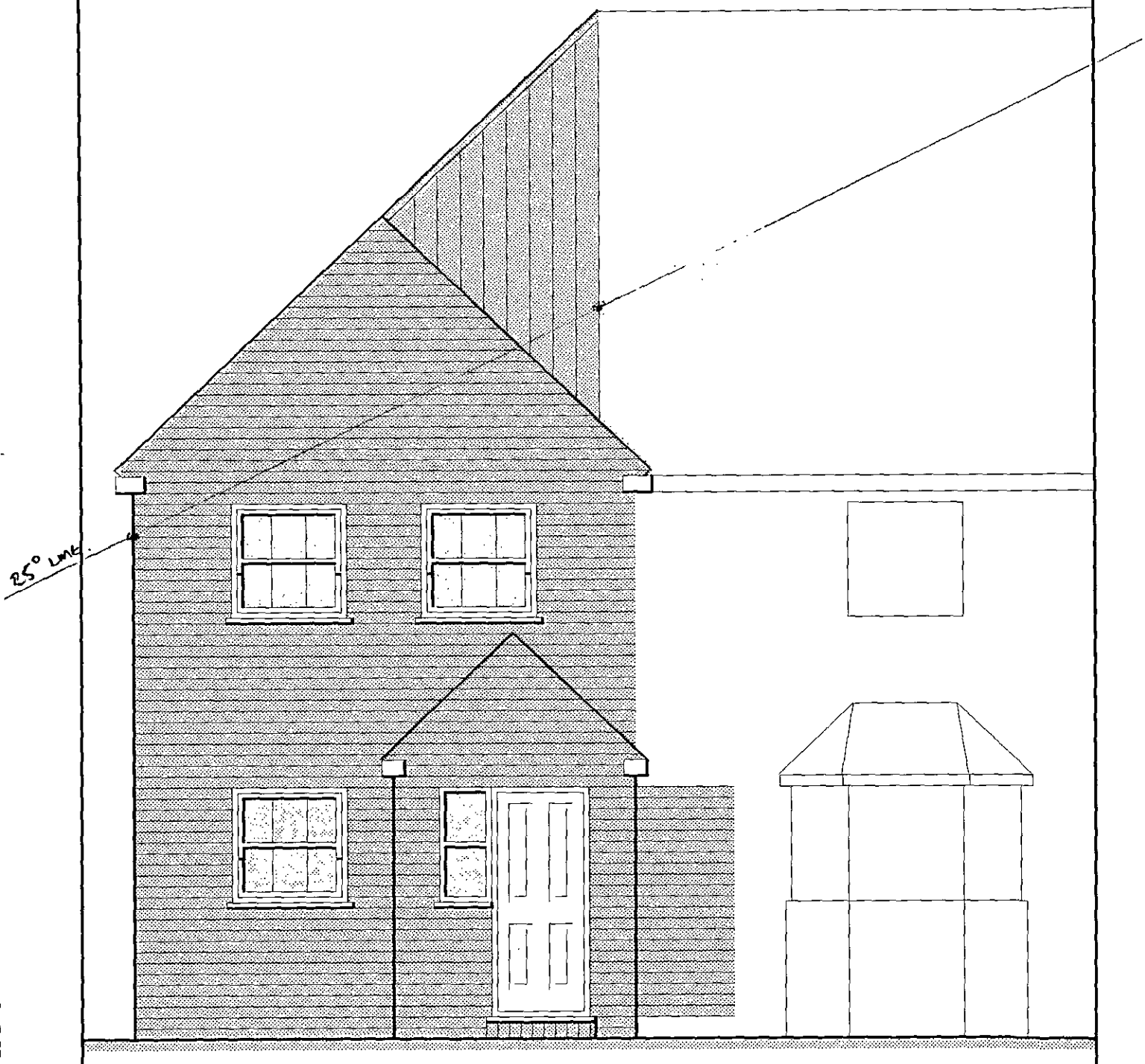
Title REAR ELEVATION	Date FEB - '02	Scale 1:50	Rev.

Date Received

02/00326/FUL 15 MAR 2002

EXTENSION AT 9 READING ROAD, EVERSLEY.

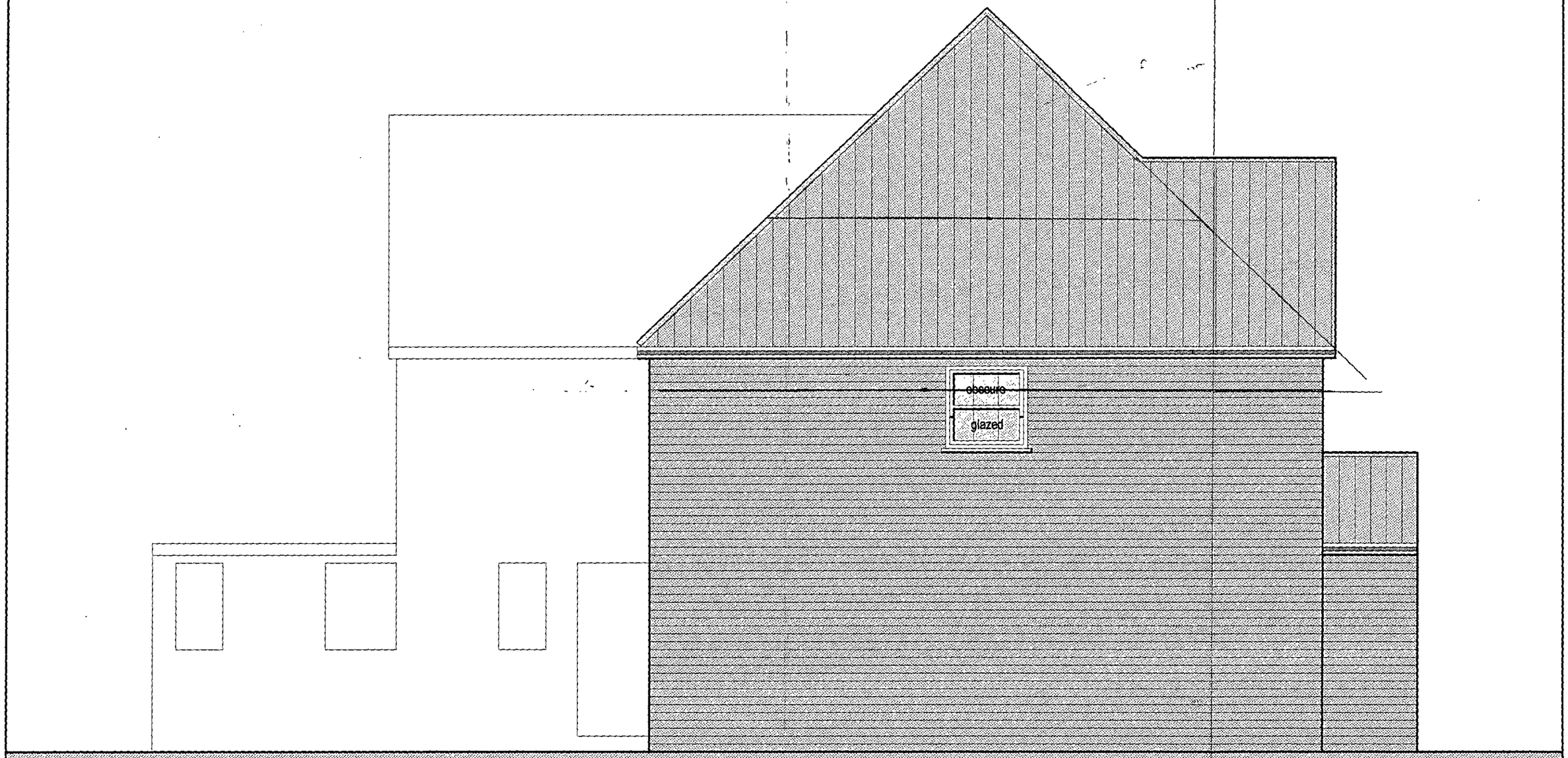
02.APR.2002* 6198



Title	Date	Scale	Rev.
FRONT ELEVATION	FEB - '02	1:50	

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



0 10 20 30 40 50 60 70 80 90 100

Title SIDE ELEVATION	Date FEB - '02	Scale 1:50	Rev.

02.APR.2002* 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
REAR ELEVATION	FEB - '02	1:50	

02. APR. 2002* 6198

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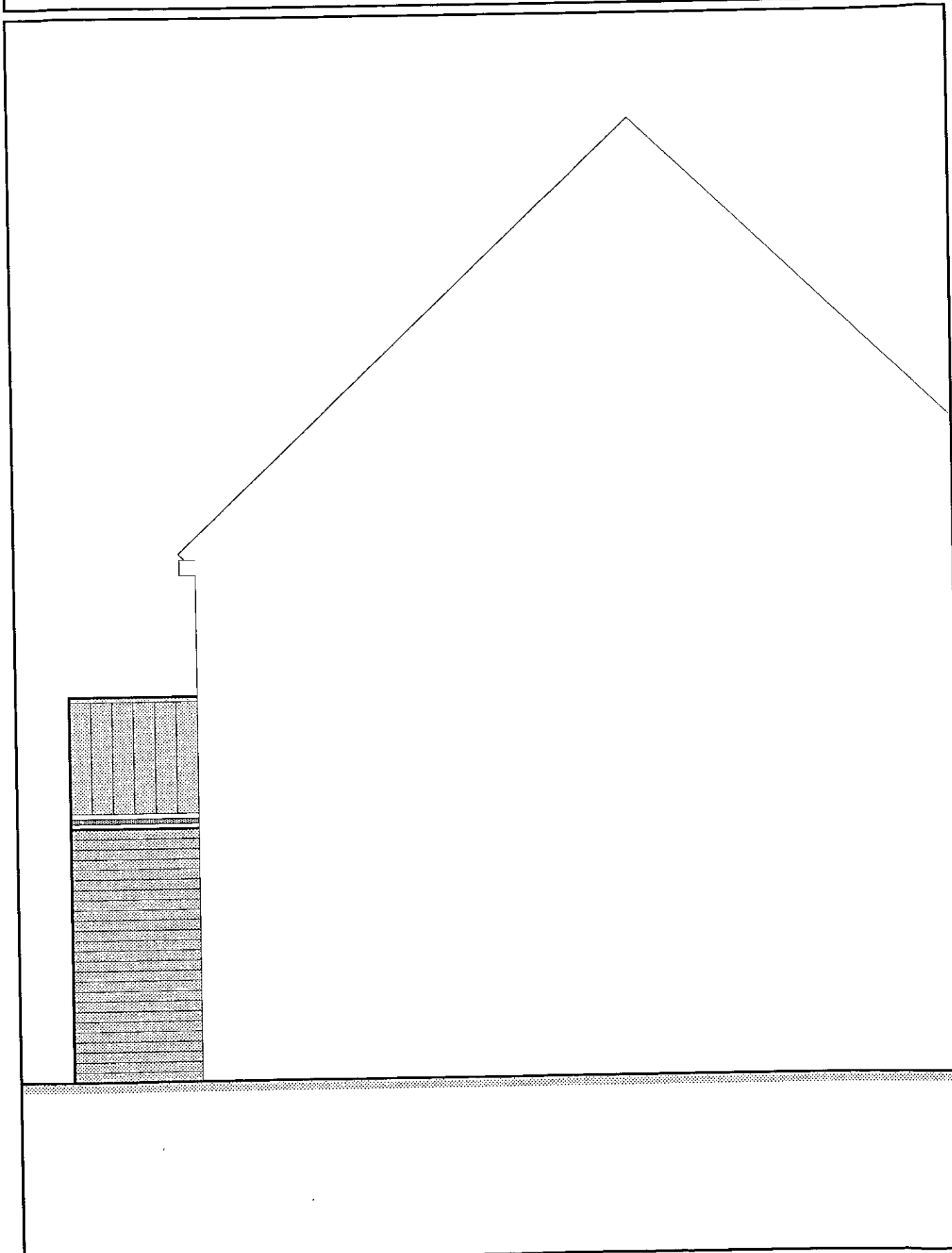
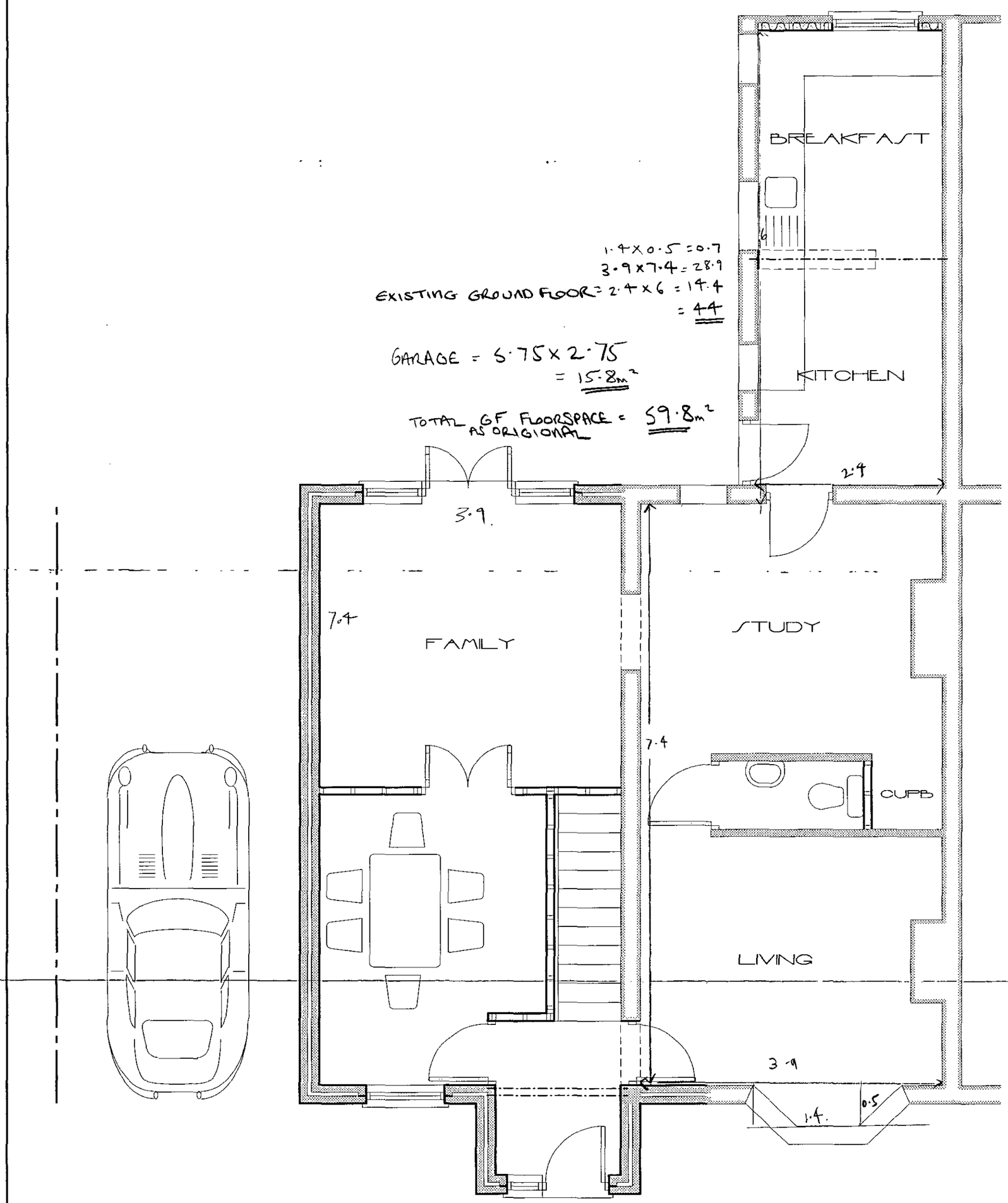


Title	Date	Scale	Rev.
SIDE ELEVATION 2	FEB - '02	1:50	

PROPOSED EXTENSION AT 9 READING ROAD, EVERSLEY.



1.4 x 0.5 = 0.7
3.9 x 7.4 = 28.9
EXISTING GROUND FLOOR = 2.4 x 6 = 14.4
= 44

GARAGE = 5.75 x 2.75
= 15.8m²

TOTAL GF FLOORSPACE AS ORIGIONAL = 59.8m²

Title	Date	Scale	Rev.
GROUND FLOOR PLAN	FEB 2002	1:50	

02.AIR.2002* 6198

PROPOSED EXTENSION AT 9 READING ROAD, EVERSLEY.

ORIGIONAL 1ST FLOOR - FLOORSPACE

$= 2.4 \times 2.9 = 6.96$

$= 3.8 \times 7.4 = 28.12$

$= 35.08 m^2$

TOTAL ORIGIONAL FLOORSPACE $= 59.8 + 35.08$

$= 94.88 m^2$

PROPOSED GF FLOORSPACE $= (7.4 \times 3.9) - 15.8$

$= 28.86 - 15.8$

$= 13.06 m^2$

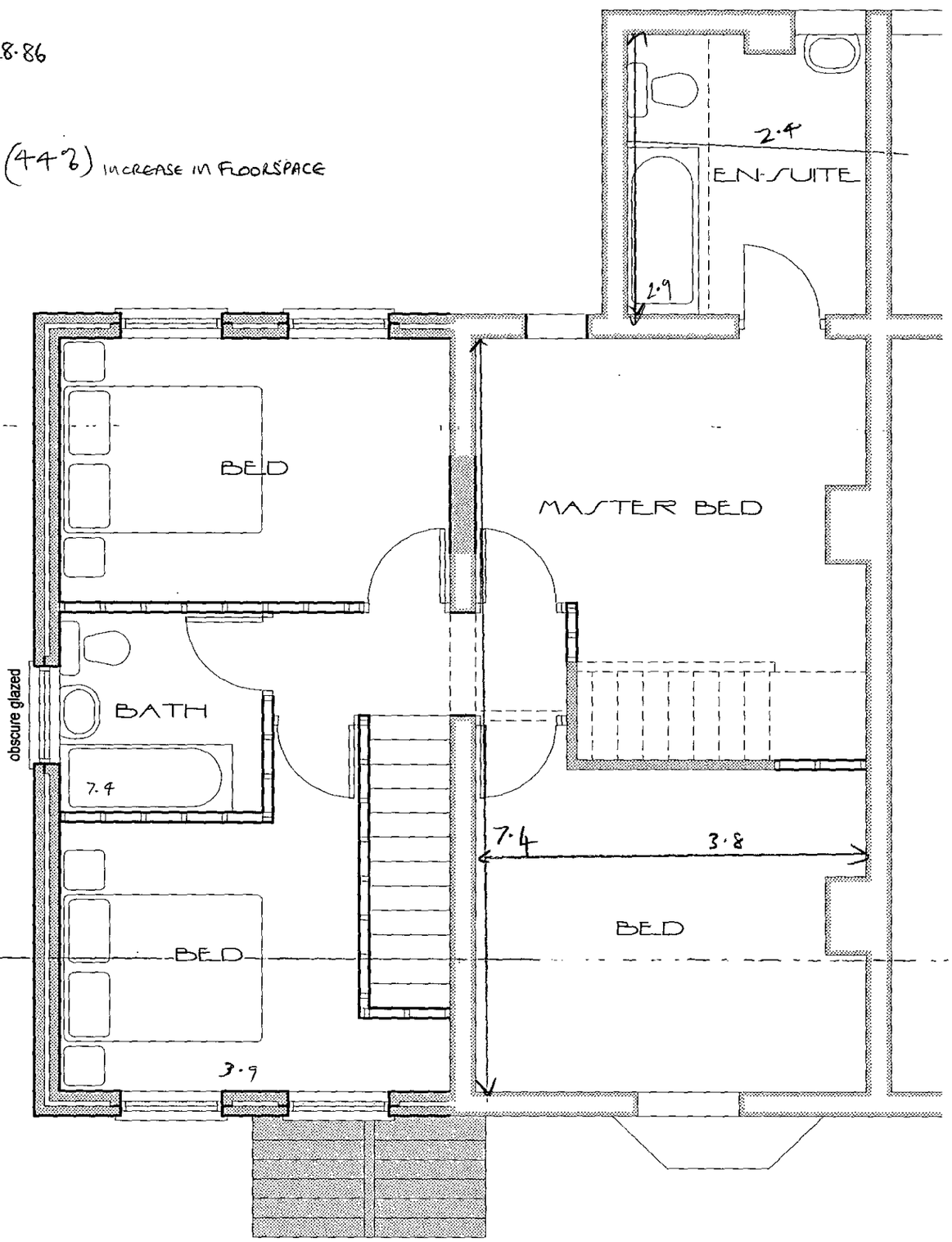
PROPOSED FF FLOORSPACE $= 7.4 \times 3.9$

$= 28.86 m^2$

TOTAL PROPOSED FLOORSPACE $= 13.06 + 28.86$

$= 41.92 m^2$

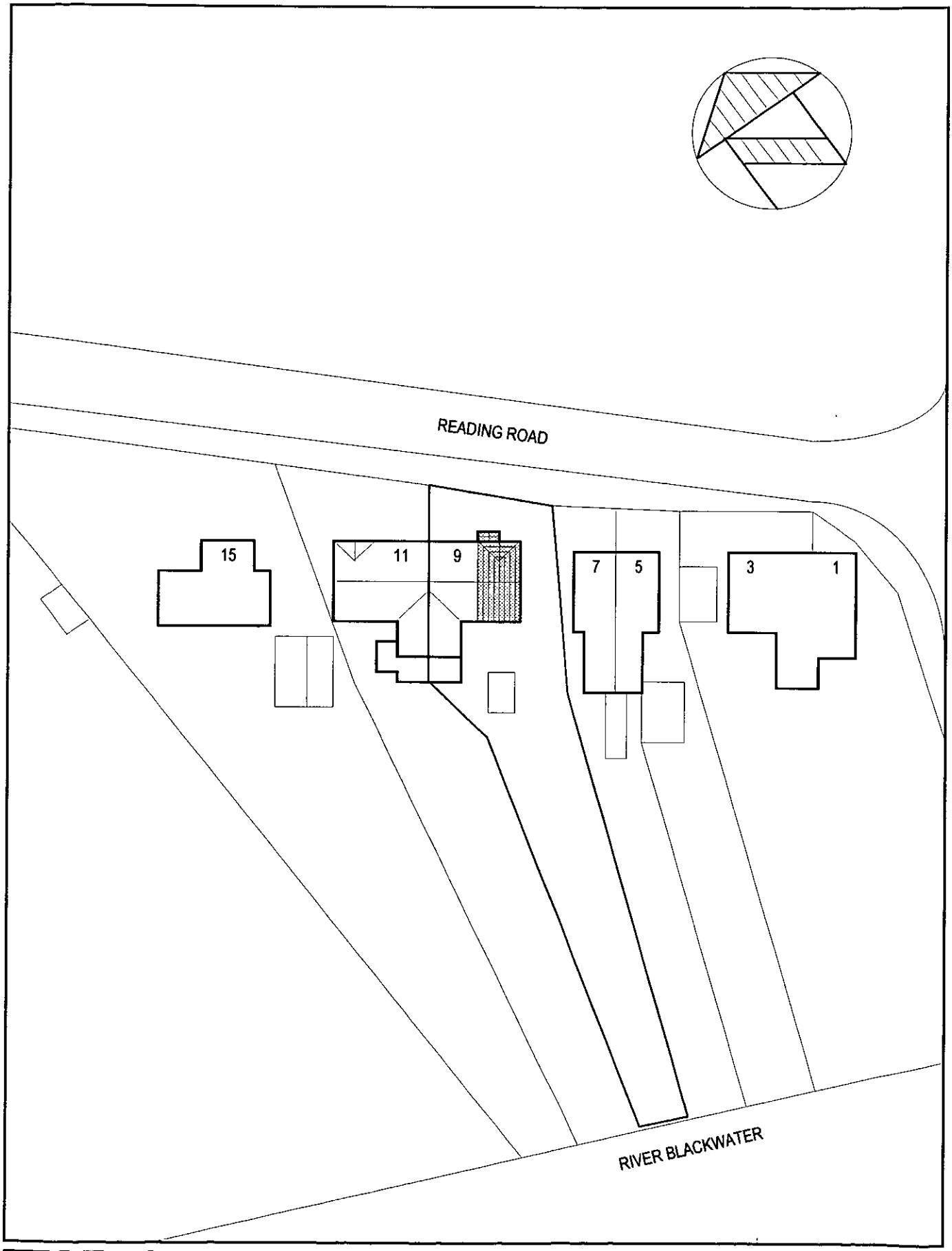
$\frac{41.92}{94.88} \times 100\% = 44.18\%$ (44%) INCREASE IN FLOORSPACE



Title	Date	Scale	Rev.
FIRST FLOOR PLAN	FEB 2002	1:50	

02.APR.2002 * 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
BLOCK PLAN	FEB 2002	1:500	

02.APR.2002* 6198

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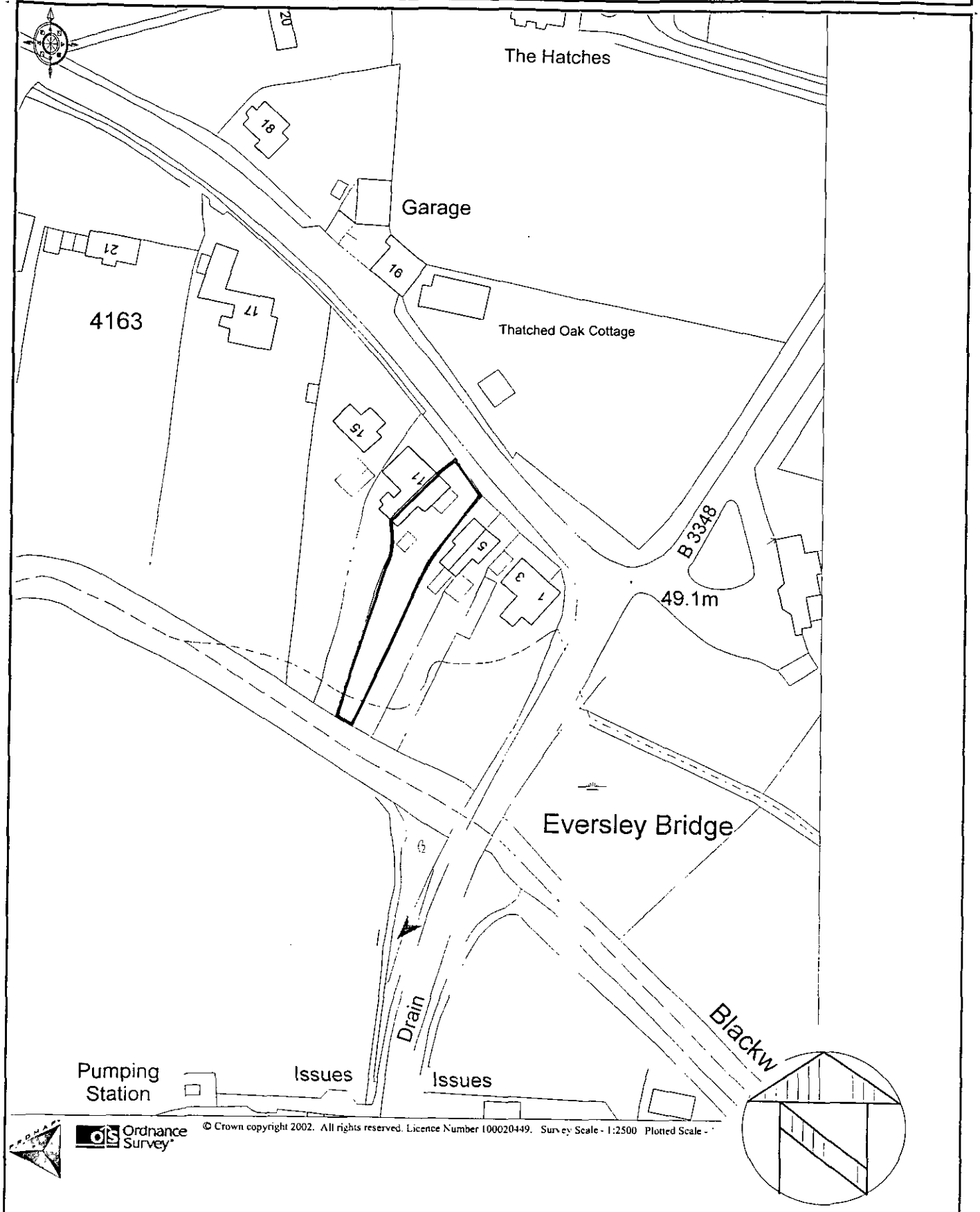
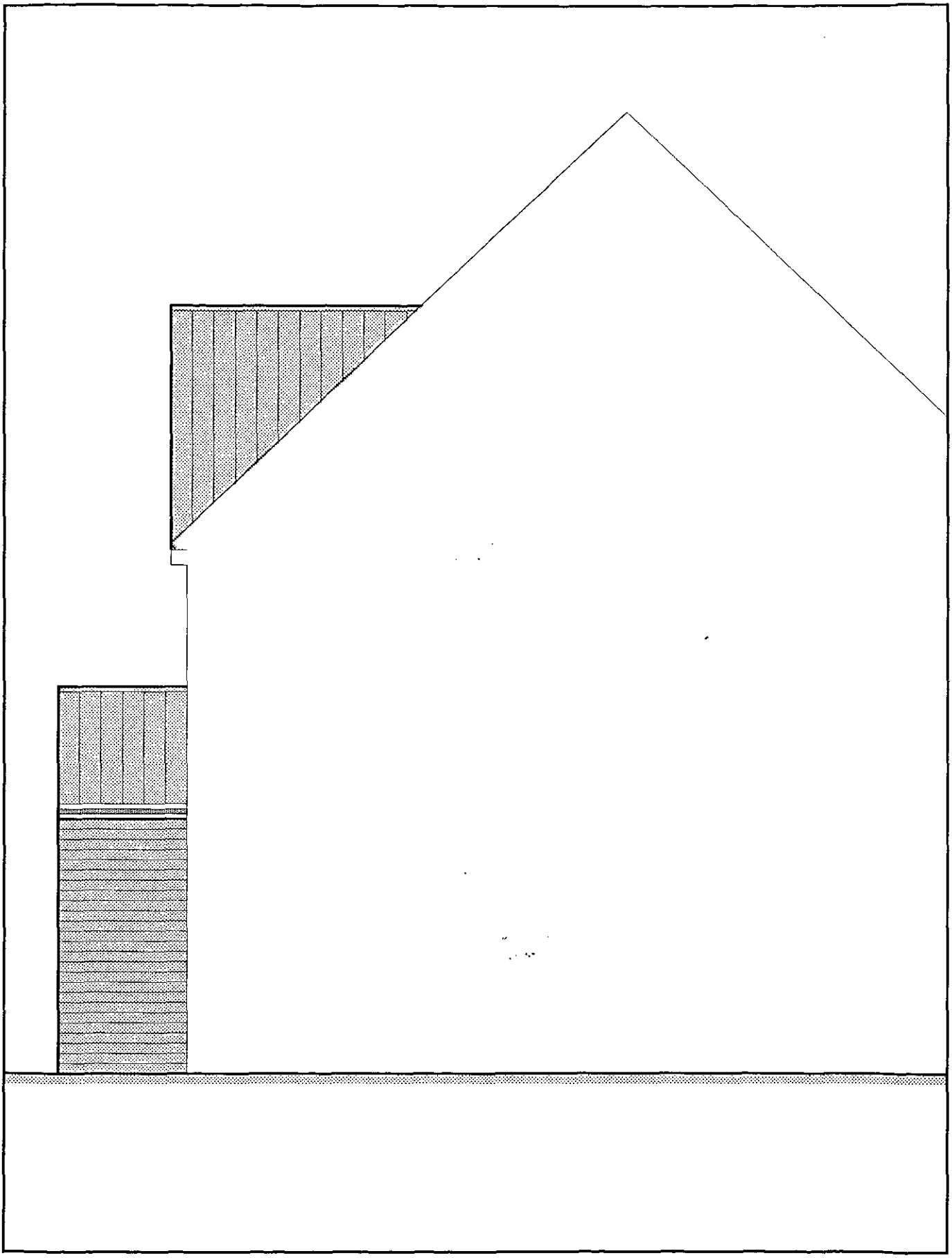


Title SITE PLAN	Date FEB 2002	Scale 1:1250	Rev.

02.APR.2002 6198

EXTENSION AT 9 READING ROAD, EVERSLEY.



Title	Date	Scale	Rev.
SIDE ELEVATION 2	MAR '02	1:50	A

02 APR 2002* 6198

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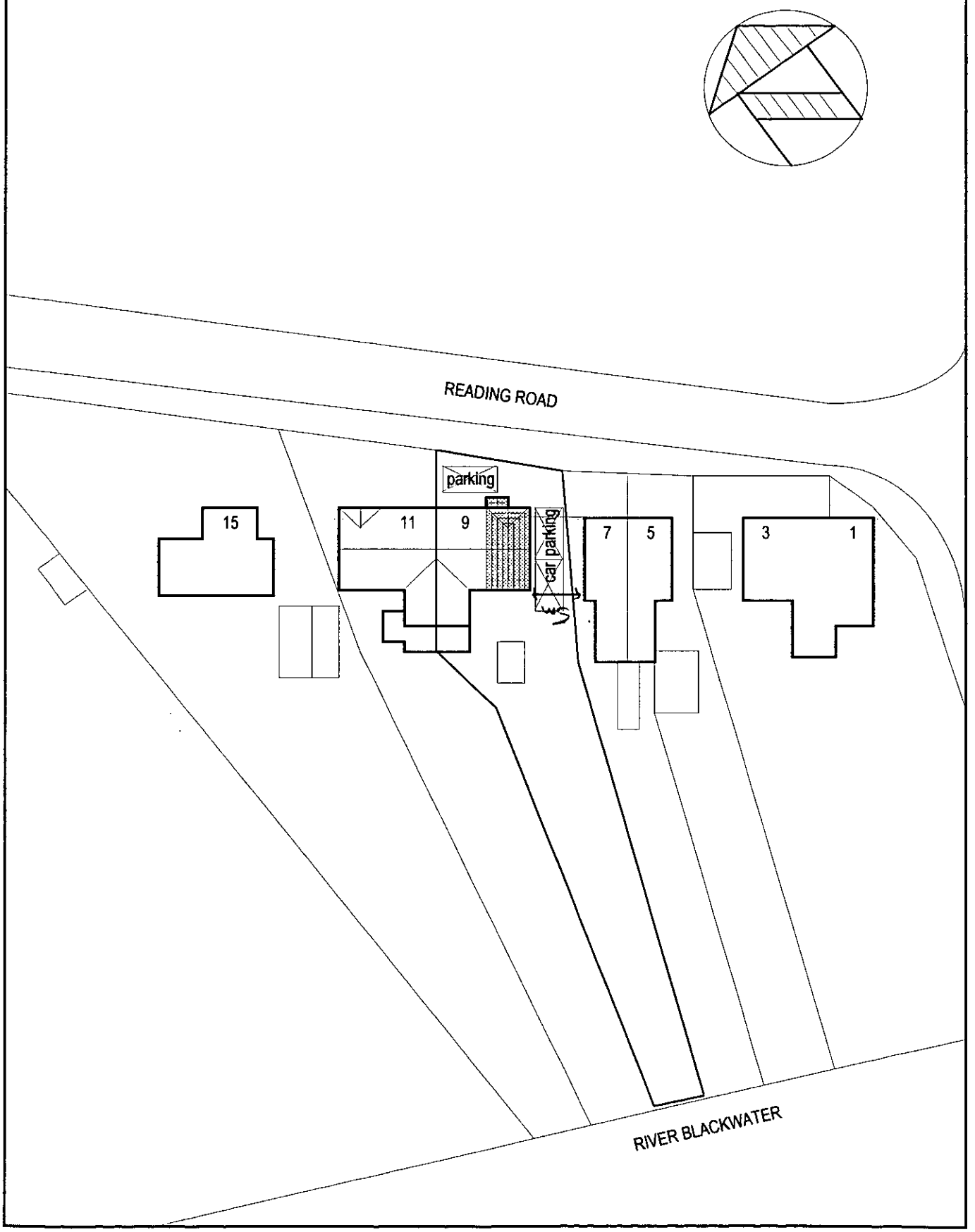


Title	Date	Scale	Rev.
BLOCK PLAN	MAR 2002	1:500	A

(COPY OF COMMITTEE REPORT)

Development Control Ref No:	Received	Listed by:	Parish
F/2002/6198	21/03/02	Cllr Cockroft	Finchampstead

Applicant: Mr M Corfield
Location: 9 Reading Road, Eversley
Proposal: Proposed two storey side extension to dwelling

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Louise Smith

SUMMARY:

1. **Planning History** - The site is semi-detached property, located within a rural area of Finchampstead. The immediate street scene comprises semi-detached and detached dwellings of varying design. There is no relevant planning history since the dwelling was built.

   The original floorspace of the dwelling is 94.9 m² and the proposed floorspace of the extension amounts to 41.9m², representing a 44% increase.

2. **Proposal** - The existing integral side garage would be demolished and a two storey side extension is proposed. The ground floor would provide dining room and family room and the first floor would accommodate two bedrooms (one of which would be en-suite).

   The application has been recommended for refusal and listed by Cllr Cockroft as he sees no objection to this proposal.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which

has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - **Finchampstead Parish Council** – No objections
   - **Hart District Council** – No objections
   - **Highways** – No adverse highways comments
   - **Neighbours** – Letter of objection received from No. 7 Reading Road concerned over loss of light, privacy and the design of the extension.
   - **Environmental Design** – No objections

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WBE1 and WOS3
   B. Impact upon the character of the rural area
      South East Area Local Plan policies STV2, SC19
      Wokingham District Local Plan policies WCC1 and WCC7
   C. Impact upon Highway Safety
      South East Area Local Plan policies ST3 and ST5
      Wokingham District Local Plan policies LT5 and LT6
   D. Flooding Issues
      South East Area Local Plan policies SPS2 & 4
      Wokingham District Local Plan policies WIC16 and WIC17
   E. Concerns of Local Residents

A. Impact upon neighbouring properties

The extension would be flush with the front building wall of the dwelling, projecting back 7.9m (in line with the rear wall of the study) and 4.2m to the side of the dwelling. A front porch is proposed as part of the design, which would project 1.1m to the front of the dwelling. The roof of the extension would match the eaves and ridge height of the original dwelling, presenting a gable end in the front elevation and hipped roofs in the side and rear elevations.

No overlooking would arise from the proposed front and rear windows. The new side elevation window facing No. 7 would be obscure glazed and therefore no loss of privacy would result.

The extension would be set 4.8m from No.7 (the adjacent property) and would project 1.7m to the front of this neighbour. Due to the scale and siting of the development it is considered that it would be overbearing and visually intrusive when viewed from this neighbouring property. The front gable would reduce the amount of sky visible and the bulk of the extension would be un-neighbourly when seen from this neighbouring property, which has habitable rooms along the side elevation facing the development.

No. 7 has a ground floor dining room, lounge and first floor bedroom window facing the development. The dining room has another smaller window in the rear

elevation, however, the side elevation window acts as the main light source into the room. No. 9 already breaches the 25° overshadowing angle with regard to this neighbour's dining room window. Even though effort has been made to reduce massing by providing a hipped roof, the proposed extension would amplify the current situation. Furthermore, the extension does not keep to the existing roofline. The gable end in the front elevation adds massing and increases the area of sky lost.

The bedroom window above is not a major concern as the impact is reduced from this higher level.

B. Impact upon character of the rural area

It is not considered that there would be any adverse impacts on the street scene. No. 11 has had a similar two storey side extension with gable end in the front elevation. Although this proposed development does not directly match the scale and design of the neighbour's extension, it would be in keeping with the style of the two properties and therefore not detract from the character of the street scene.

There are a number of semi-detached properties along this part of the Reading Road, however, the proposed extension would be sufficiently set away from No. 7 so as not to create an impression of terracing.

As there is an existing garage, it is not considered that the increase in mass would be significant enough to detract from the open character of this rural area. Environmental Design considers there to be no unacceptable increase in visual impact.

C. Impact upon highway safety

There is a proposed increase in the number of bedrooms from 3 to 4. Therefore, in order to satisfy the Council's parking standards, 3 off-road car parking spaces need to be provided. This standard has been met. Provided that the vehicle parking and turning space is retained, there would be no detrimental upon highway safety.

D. Flooding Issues

The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of local residents

These issues have been addressed in section A and B.

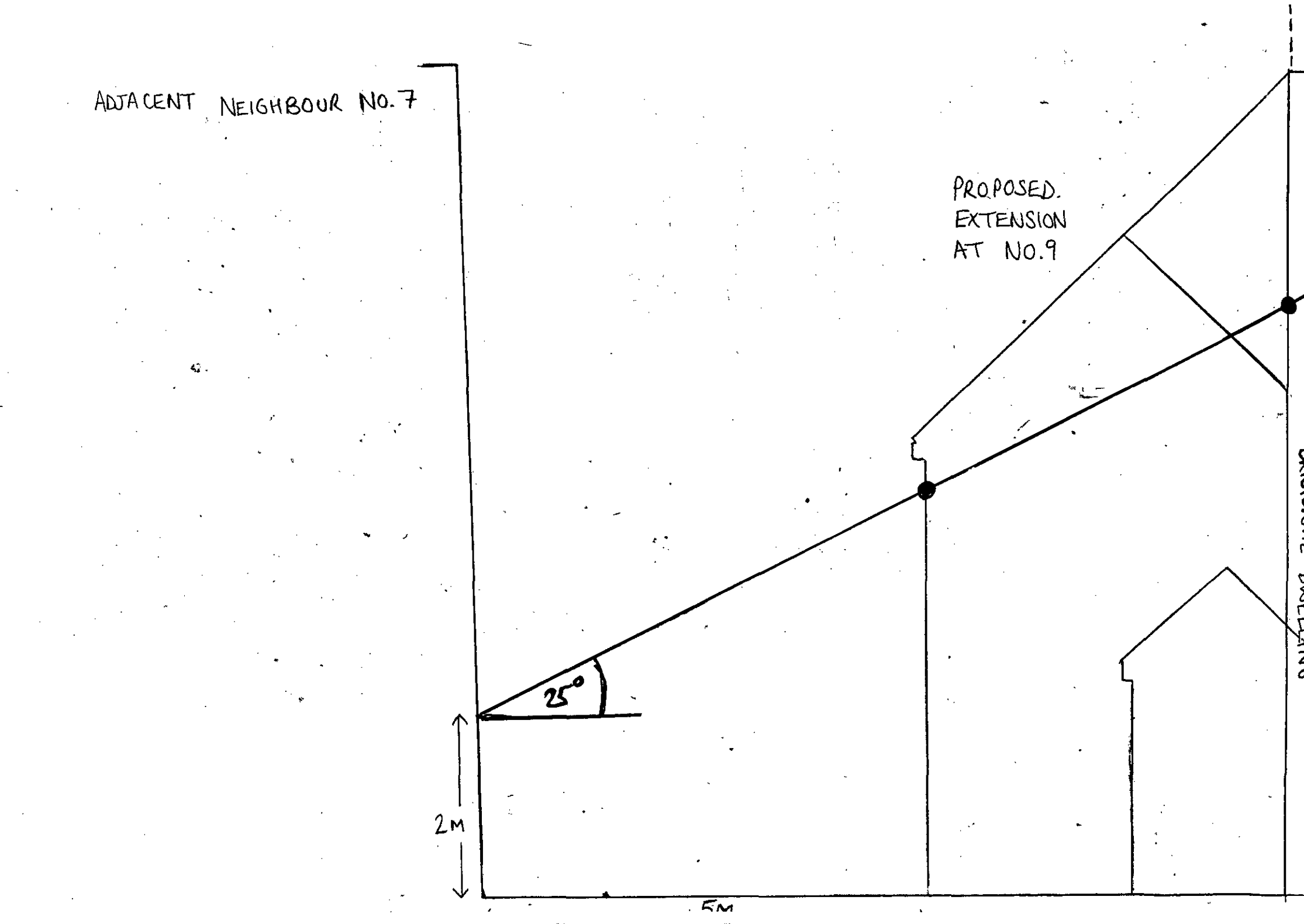
5. **Conclusion** –

It is considered that the proposed development would have an adverse impact on the neighbouring property, No. 7.

6. **Recommendation** – REFUSE PERMISSION for the following reason:

The proposed development by virtue of its scale, mass and siting, would be overbearing and result in loss of daylight, to the detriment of the amenity of the occupiers of No. 7 Reading Road. As such it is contrary to policy SBE2 of the

South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).


ADJACENT NEIGHBOUR NO. 7
PROPOSED EXTENSION AT NO. 9
25°
2M
5M