APPLICATION NO:
F/2002/6206

LOCATION:
58 Henley Wood Road, Earley Reading.

APPLICANT:
Mr G B Woods

PROPOSAL:
Proposed two storey side and rear extension t dwelling.

6/05/02

EARLIEST DATE FOR DECISION: **29/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

157

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G B Woods
58 Henley Wood Road
Earley
Reading
Berks
RG6 7EE

Application Number: F/2002/6206

Parish: **EARLEY**

Location: **58, Henley Wood Road, Earley, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Ratified

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6206	PT
BUILDING CONTROL NUMBER	FP 2002/3789	
~~APPLICANT~~/AGENT	Dunster + Morton	
ADDRESS OF SITE	58. Henley Wood Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2348 7/02/06.	02
FLOOR PLANS	02/05	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

6206

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.

16. APPLICATION NO: 2002/6206, PROPOSED ERECTION OF TWO STOREY SIDE AND REAR EXTENSION, 58 HENLEY WOOD ROAD EARLEY, FOR: MR M G B WOODS

The Committee considered a report about this application set out on Agenda pages 277 to 282.

In explaining the report, Officers informed Members that if they were minded to refuse the application a revised reason for refusal had been drafted.

Mr. MGB Woods, the applicant attended the meeting and spoke in favour of the proposal.

Mr. D Swindells and Mrs. D Buckley-Carpenter both local Members attended the meeting and spoke in favour of the proposal commenting that in their view the proposal would not result in a detrimental impact to neighbours and that Earley Town Council had raised no objections.

In discussing the proposal, a number of Members commented that although the proposal was recommended for refusal no letters of objection had been received and that overall the proposal would not result in an impact sufficient to warrant refusal. In the circumstances it was;

RESOLVED: That Application No: 2002/6198 be approved subject to the imposition of appropriate conditions.

Development Control Ref No:	Received	Listed by Cllr Swindells	Parish
F/2002/6206	22/03/2002		Earley

Applicant: Mr M G B Woods
Location: 58 Henley Wood Road, Earley
Proposal: Proposed erection two storey side and rear extension

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transport and Phillip Taylor

SUMMARY:

1. **Planning History** – The property is located within the Identified Settlement of Earley and received conditional planning approval on 21st December 1963. Further developments include a Garage (permitted development 1964) a Kitchen (1972) and another garage (1989). The most recent application was for an identical scheme to the one before this committee (F/2001/5407), which was withdrawn on the 20th March 2002.

2. **Proposal** – The proposal is the erection of a two storey side and rear extension

   The application has been placed before the Development Control Committee at the request of Cllr Swindells because he considers it would not cause any problems to the neighbours.

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** –

- ***Earley Town Council*** – No objection
- ***Neighbour consultations*** –The owner of 56 Henley Wood Road is satisfied that the plans would not cause any obstruction to my property.
- ***Countryside officer*** – Known breeding ground for great crested newts, however unlikely the application would have adverse effect. Suggest standard informative to stop works if any newts are encountered.

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

   A. Impact upon the neighbouring properties (BSP Policy EN1, LALP Policy LBE1 and WDLP Policy WBE1and WOS3).
   B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. Impact upon the neighbouring properties

The application property is a semi-detached house, which is situated at the end of Henley Wood Road, within the identified settlement of Earley. The property is attached to 56 Henley Wood Road and the garden of numbers 14,16,18 and 20 Pond Head Road lie perpendicular to the East Elevation and Garden. The properties on Pond Head Road are situated at least 18.0m from the application property and are screened by large conifers (7.0 m). The property has been extended at the ground level at the rear (Kitchen). The application proposes to extend to two storeys on the eastern side elevation, with the extension projecting 4.6m beyond the rear building line and past the kitchen extension. The extension would be set back 5.1m from the front on the ground floor and 4.3m at first floor. The roof would be set lower than the main dwelling roof and be hipped at the rear.

No.56 has a first floor bedroom window facing the rear garden. While the proposed extension does comply with the Councils day lighting standards to habitable rooms, the 4.6m projection it is considered overbearing and unneighbourly to both house and garden.

B. Flooding issues

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

5. **Conclusion** – The proposed extension would have an overbearing impact on the neighbouring properties and is therefore considered unacceptable.

6. **Recommendation** – Refuse planning permission on the grounds of being overbearing and uneighbourly to both house and garden.

Informative

The applicants are invited to discuss with officers a revised scheme, which would overcome the reason for refusal.



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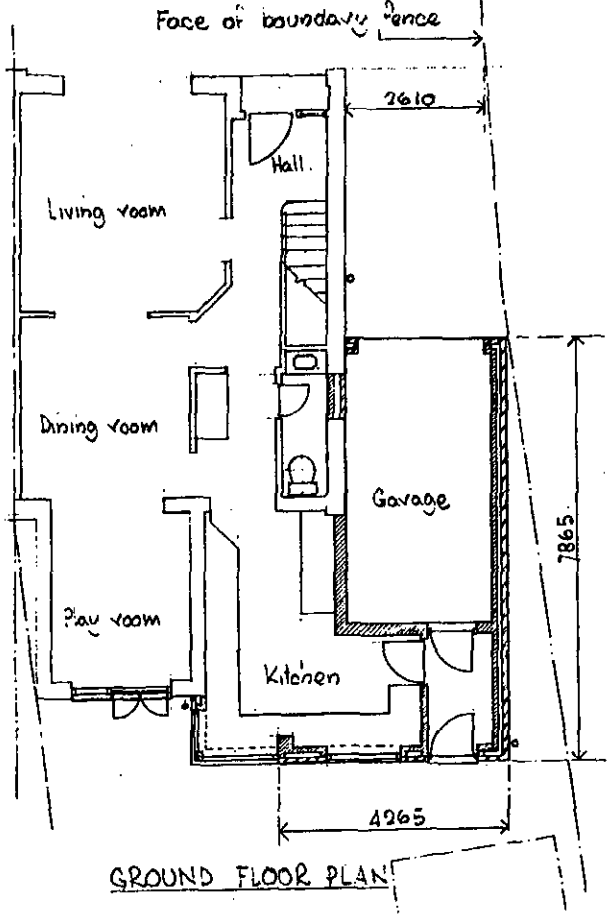
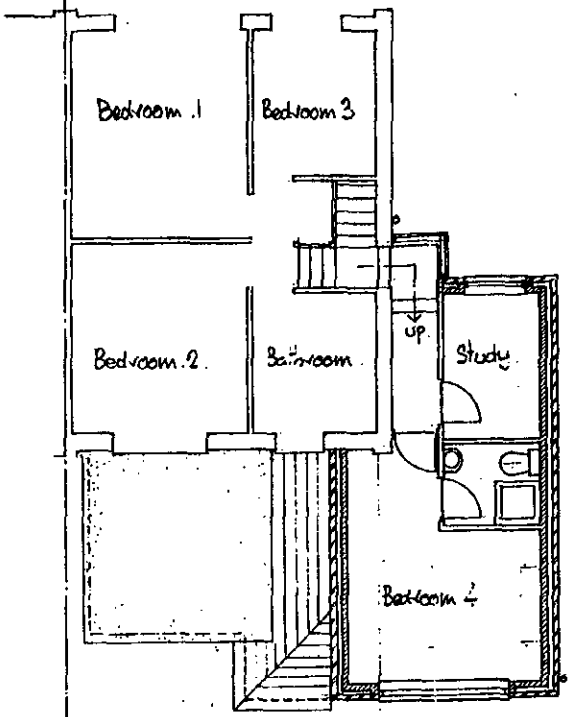
Central Support Section, Environmental Services, Wokingham District Council.
22 May 2002 Scale: 1 : 1250

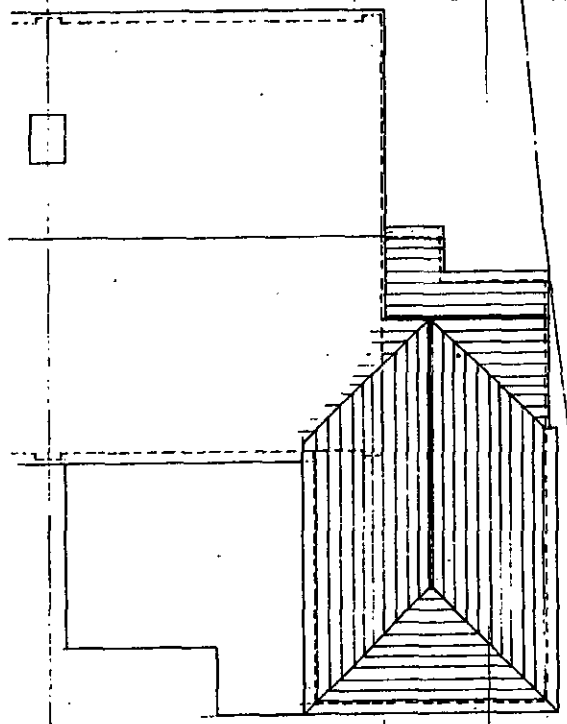
22 MAR 2002 * 6206



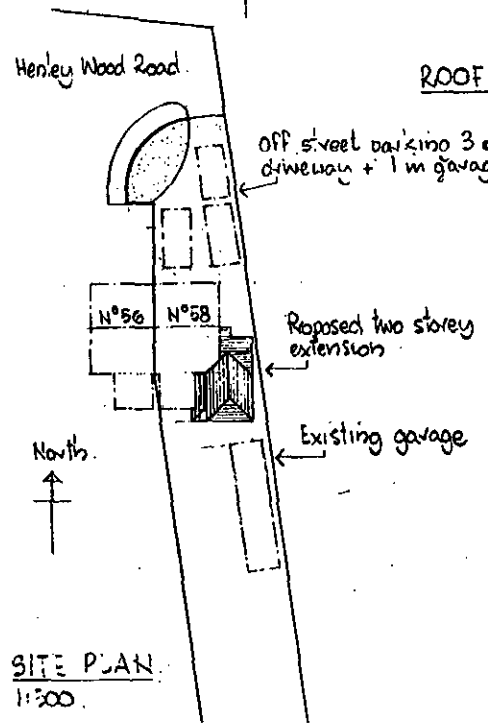
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SITE PLAN
1:500

281

PROPOSED EXTENSION AT 58 HENLEY WOOD ROAD EARLEY

FOR MR AND MRS G WOODS.

FLOOR PLANS. AND SITE PLAN.

Drg N° 01	Scale 1:100

Applicationo	Name & Addres
F/2002/6206	Miss J A Potter 54 Henley Wood Roa EARLEY RG6 7EE
F/2002/62606	Zahid Mansur 56, Henley Wood Road EARLEY RG6 7EE
Committee Letters	Sent 15.05.02 sv
APPLICATION APPROVED	LETTERS SENT 30.05.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

Application Number F/2002/6206
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C064	R064	No windows in the first floor side elevation
			Reason - Safeguard residential amenities of occupiers of neighbouring properties.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT6.5

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WD3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: DC on 22/5/02
(Development Control Manager)

Date:

RECORD OF SITE VISIT

SITE ADDRESS: 58 Henley Wood Road Earley Reading.

APPLICATION NUMBER: F/2002/6206

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6206

Applicant : Mr G B Woods .

Location : 58, Henley Wood Road, Earley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/4/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30/04/02

Date Registered : 22/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

This application will have expired on: 17/05/2002. 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 :

Highways - Conditional Approval
Andy Glencross - Attach standard next informative.
Listing letters x2 Cllr Swindells / Carpenter - List if refused.
Letter from Neighbours x2 - see file support letter

[Refer to attache DC committee Report.]

Planning Issues :

- Impact on Neighbouring Property, Character of the Area. Highway
- Policy: LBE1, LBE2, LTS.6
  WBE1, WOS3,
  1-D3

Development Control Ref No:	Received	Listed by Cllr Swindells	Parish
F/2002/6206	22/03/2002		Earley

Applicant: Mr M G B Woods
Location: 58 Henley Wood Road, Earley
Proposal: Proposed erection two storey side and rear extension

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transport and Phillip Taylor

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Informative

The applicants are invited to discuss with officers a revised scheme, which would overcome the reason for refusal.

Application Number : F/2002/6206	Map No : 52
Case Officer : PT	Site Area : 0.05
Valid Date : 22/03/02	Received Date: 22/03/2002

Level : Delegated Application

Description : Proposed two storey side and rear extension to dwelling.

Location : 58, Henley Wood Road, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr G B Woods .

Fee Required: £0 Fee Received: £0 resubmission S407- w/drawn

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	SELECT RELEVANT CERTIFICATE	Phoned 3/4	
ELEVATION PLANS			
FLOOR PLANS			
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

DINTON PASTURES - GREAT CRESTED NEWTS

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : WOODLEY

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/N + see map

OTHERS

No new pre-appa

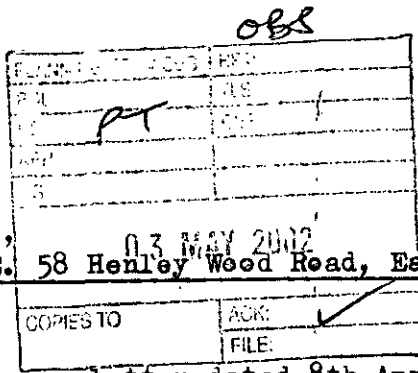
YOUR REF;

Phillip Taylor

F/2002/6206

54 Henley Wood Road,
Earley,
READING,
Berkshire. RG6 7EE

26th April 2002



Dear Mr Taylor,

RE. 58 Henley Wood Road, Earley, READING.

Thank you for your letter dated 8th April 2002 regarding [redacted] and Mrs Woods' proposal to extend their property at the above address and I am happy to support this.

Dr and Mrs Woods are an asset to our neighbourhood and the local community as a whole through their various commitments to it. It would be regrettable therefore if they were obliged to leave the area in the interest of securing alternative accomodation necessary for their growing family.

On a personal note they are good neighbours and due to my poor mobility the family are helpful in offering assistance in practical ways which is much appreciated.

Yours sincerely,

JA Potter

(Miss J.A.Potter)

22.MAR2002 6206

Mrs B Polnik
Senior Planning Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

8th March 2002

Planning Application Number – F/2001/5407

Dear Mrs Polnik,

On the basis of the points set out below, I would ask you to reconsider your decision to reject our planning submission as it currently stands.

Handling of the Planning Application

When we were at the pre-planning submission stage you wrote to give us advice, in a letter dated 13th September 2001, that planning officers were likely to consider our proposals favourably. At that point the extension was shown projecting 20-30cm beyond the line of the existing kitchen which projects 3.6m. All you required was that there should be no windows in the side elevations and that the gable end should have a hipped roof. There was no mention of the severe restrictions that you apply to the projection of rear extensions.

This encouraged us to put time and money into developing our proposals further. However, in developing the plans it became clear that, due to the limited width of the site, the extension would have to project further in order for the design to be functional. Thus, the plans we formally submitted at the end of November showed the extension projecting 4.6m.

Even at this stage, there was no indication that the application would be rejected. In a letter dated the 13th December 2001, Phillip Taylor stated "If we do not notify you otherwise within 28 days of this letter you may assume that the application is valid". Furthermore, there was a handwritten attachment to the letter (photocopy enclosed) that merely asked for a resubmission to include a minor addition to one of the elevations. Again, there was no mention of restrictions to the projection of rear extensions.

There was no further communication until the 8th February when Phillip Taylor spoke to me on the phone and first highlighted a new concern about the length of the projection of the extension. Until then, as per the letter of 13th December, we had assumed that our application was successful.

Reason for Rejection

As I understand it, you require the extension to project no further than 3.6m as per the original pre-planning submission. This decision is based on a subjective judgement that an extension projecting 4.6m rather than 3.6m will have too great an impact on our neighbours in 56 Henley Wood Road.

Two factors determined your judgement, firstly our neighbours' view from their bedroom window and secondly their view from the patio/garden.

In our judgement, whether the extension projects 3.6m or 4.6m is not significant to our neighbours in any way.

Firstly, from their bedroom window, even an extension projecting 4.6m will only be visible if they go right up to the window and peer out to the left. In most normal circumstances they will be looking straight out through the window, down into their back garden and they will not be able to see the extension.

Secondly, the impact on their view from the garden/patio will be minimal when you consider the large size of the rear gardens.

And our neighbours have not objected to the proposals.

Impact on the Design of the Extension and on My Family

A rejection of our proposals would have a major impact on the functionality of the design of the extension. On the ground floor without the extra space the new kitchen would be smaller than the old kitchen and on the first floor we would have to either lose the study or the ensuite shower room.

Any one of these considerations on its own would destroy the grounds for having an extension:

- We need a bigger kitchen not a smaller one;
- I need a study so that I can work from home more often and support the upbringing of our four children;
- As the children get older we will need an extra shower room.

Therefore, your decision to require the extension to revert back to the proposal of the pre-planning stage would have a major impact on my family. We cannot afford to move to a larger house in the area. Our only alternative would be to move outside the area with all the disruption to family life that would occur from changing jobs, schools, church, clubs etc.

Summary

Your rejection of our proposals did not occur within the time limit set by your letter of 13th December. The proposals break no planning guidelines and no neighbours have objected.

Again, I would ask you to reconsider where the balance of the impact lies in this case. Does a minimal impact on views our neighbours have from their bedroom window and garden/patio outweigh the impact on my family of not having our proposals accepted?

Yours sincerely

GB Woods

Gary Woods

22.MAR2002* 6206

Mrs B Polnik
Senior Planning Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

58 Henley Wood Road
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GB Woods

Gary Woods

Applicationo	Name & Addres
F/2002/6206	Miss J A Potter 54 Henley Wood Ro EARLEY RG6 7EE
F/2002/62606	Zahid Mansur 56, Henley Wood Road EARLEY RG6 7EE
Committee Letters	Sent 15.05.02 sv

WOKINGHAM UNITARY
Aiming for Excellence

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 08 April 2002

Application Number: F/2002/6206

Proposal: Proposed two storey side and rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
58, Henley Wood Road, Earley, Reading.

Applicant:
Mr G B Woods .

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:** Adam 11/4/02.

Phillip Taylor

From: Andy Glencross
Sent: 18 April 2002 13:44
To: Phillip Taylor
Subject: PA F/2002/6206 58 Henley Bridge Rd Earley

Hi Phillip

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 15 May 2002

Your Ref:

My Ref: **Phillip Taylor - F/2002/6206**

Mr G B Woods

58
Henley Wood Road
Earley
Reading, Berks
RG6 7EE

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2002/6206

Site Address: 58, Henley Wood Road, Earley, Reading.

Proposal: Proposed two storey side and rear 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

Tel: (0118) 974 6442

Date: 08 April 2002

My ref: F/2002/6206

PLANNING SERVICES	HPT
PC	
DC PT	ENF
AP	
CS	

10 APR 2002

COPIES TO

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

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 Councillor

Application Number: F/2002/6206
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6206**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/Refusal and my reasons are:

The development is at the end of the road. It will NOT obstruct other houses. Consultations with neighbours have been positive

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

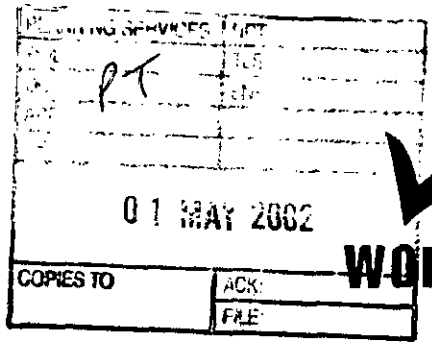
Signed: _____ Date: 9th April 2002

Councillor D Swindells

Tel: (0118) 974 6442

Date: 08 April 2002

My ref: F/2002/6206



WOKINGHAM UNITARY
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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 8991
DX: 33506 – Wokingham

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2002/6206
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6206**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for: ~~APPROVAL~~/~~REFUSAL~~ and my reasons are:

I see no reason for this to be refused as it does not cause any problems to neighbors

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: Diana Carpenter Date: 28-4-02

Councillor D Carpenter

868

FLA	
POL	
DC PT	
APP	
CS	
16 APR 2002	
COPIES TO	ACK ✓
	FILE

F/2002/6206

Phillip Taylor
From: Gary.Woods@uk.consulting.fujitsu.com
Sent: 16 April 2002 10:28
To: phillip.taylor@wokingham.gov.uk
Cc: basia.polnik@wokingham.gov.uk
Subject: PRIVATE : Greetings

Dear Phillip,

I have forwarded an email of support from my neighbour at 56 Henley Wood Road.

As I understand it, the reason for your rejection of my application is the impact on my neighbour's property. Since my neighbour supports the plans I hope you will now be in a position to approve my application.

Regards
Gary
----- Forwarded by Gary Woods/DMR/CA on 16/04/02 10:23 -----

"Zahid Mansur" <Zahid.Mansur@ipaccess.com> To: <gary.woods@uk.consulting.fujitsu.com>
cc:
Subject: PRIVATE : Greetings
08/04/02 13:14

Hi Gary,

Following on from our discussion yesterday evening, I am satisfied that your plans for extending your house do not in any way cause any obstruction to my property. I would like to thank you again for inviting me round to look at your plans.

I hope all goes well for you !

Kind Regards,

Zahid Mansur

Zahid Mansur
56, Henley Wood Road,
Earley, Berks
RG6 7EE

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

Tel: (0118) 974 6442

Date: 08 April 2002

My ref: F/2002/6206

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

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6206
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6206**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 C Smith

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

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

Tel: (0118) 974 6442

Date: 08 April 2002

My ref: F/2002/6206

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/6206
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6206**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 D Carpenter
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 08 April 2002

My ref: F/2002/6206

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6206
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6206**
58, Henley Wood Road, Earley, Reading.
Proposed two storey side and rear 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 D Swindells

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

Received by Wokingham District Council

Application No: F/2002/6206

PROPOSAL:
Proposed two storey side and rear extension to dwelling.

LOCATION:
58, Henley Wood Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/6206 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2002. 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
08 April 2002

Organisation_Name	Building_Name	address1	Postcode
		399WOKINGHAM ROADREADING	RG6 7EH
		401WOKINGHAM ROADREADING	RG6 7EH
		52HENLEY WOOD ROADREADING	RG6 7EE
		54HENLEY WOOD ROADREADING	RG6 7EE
		56HENLEY WOOD ROADREADING	RG6 7EE
		~~58HENLEY WOOD ROADREADING~~	~~RG6 7EE~~
		12POND HEAD LANEREADING	RG6 7ET
		14POND HEAD LANEREADING	RG6 7ET
		16POND HEAD LANEREADING	RG6 7ET
		18POND HEAD LANEREADING	RG6 7ET
		20POND HEAD LANEREADING	RG6 7ET

Neighbour consultation list F/2002/6206

22.MAR2002* 6206

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

3rd January 2002

Ref: Phillip Taylor – F/2001/5407

Dear Phillip,

With reference to the note that you attached to your letter dated 13th December 2001, I would like to confirm that there is no encroachment onto neighbouring property.

And I have enclosed drawings showing the kitchen eaves projection on the Side Elevation East.

Yours sincerely

GB Woods

Gary Woods

22.MAR2002* 6206

Mrs B Polnik
Senior Planning Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

8th March 2002

Planning Application Number – F/2001/5407

Dear Mrs Polnik,

On the basis of the points set out below, I would ask you to reconsider your decision to reject our planning submission as it currently stands.

Handling of the Planning Application

When we were at the pre-planning submission stage you wrote to give us advice, in a letter dated 13th September 2001, that planning officers were likely to consider our proposals favourably. At that point the extension was shown projecting 20-30cm beyond the line of the existing kitchen which projects 3.6m. All you required was that there should be no windows in the side elevations and that the gable end should have a hipped roof. There was no mention of the severe restrictions that you apply to the projection of rear extensions.

This encouraged us to put time and money into developing our proposals further. However, in developing the plans it became clear that, due to the limited width of the site, the extension would have to project further in order for the design to be functional. Thus, the plans we formally submitted at the end of November showed the extension projecting 4.6m.

Even at this stage, there was no indication that the application would be rejected. In a letter dated the 13th December 2001, Phillip Taylor stated "If we do not notify you otherwise within 28 days of this letter you may assume that the application is valid". Furthermore, there was a handwritten attachment to the letter (photocopy enclosed) that merely asked for a resubmission to include a minor addition to one of the elevations. Again, there was no mention of restrictions to the projection of rear extensions.

There was no further communication until the 8th February when Phillip Taylor spoke to me on the phone and first highlighted a new concern about the length of the projection of the extension. Until then, as per the letter of 13th December, we had assumed that our application was successful.

Reason for Rejection

As I understand it, you require the extension to project no further than 3.6m as per the original pre-planning submission. This decision is based on a subjective judgement that an extension projecting 4.6m rather than 3.6m will have too great an impact on our neighbours in 56 Henley Wood Road.

Two factors determined your judgement, firstly our neighbours' view from their bedroom window and secondly their view from the patio/garden.

In our judgement, whether the extension projects 3.6m or 4.6m is not significant to our neighbours in any way.

Firstly, from their bedroom window, even an extension projecting 4.6m will only be visible if they go right up to the window and peer out to the left. In most normal circumstances they will be looking straight out through the window, down into their back garden and they will not be able to see the extension.

Secondly, the impact on their view from the garden/patio will be minimal when you consider the large size of the rear gardens.

And our neighbours have not objected to the proposals.

Impact on the Design of the Extension and on My Family

A rejection of our proposals would have a major impact on the functionality of the design of the extension. On the ground floor without the extra space the new kitchen would be smaller than the old kitchen and on the first floor we would have to either lose the study or the ensuite shower room.

Any one of these considerations on its own would destroy the grounds for having an extension:

- We need a bigger kitchen not a smaller one;
- I need a study so that I can work from home more often and support the upbringing of our four children;
- As the children get older we will need an extra shower room.

Therefore, your decision to require the extension to revert back to the proposal of the pre-planning stage would have a major impact on my family. We cannot afford to move to a larger house in the area. Our only alternative would be to move outside the area with all the disruption to family life that would occur from changing jobs, schools, church, clubs etc.

Summary

Your rejection of our proposals did not occur within the time limit set by your letter of 13th December. The proposals break no planning guidelines and no neighbours have objected.

Again, I would ask you to reconsider where the balance of the impact lies in this case. Does a minimal impact on views our neighbours have from their bedroom window and garden/patio outweigh the impact on my family of not having our proposals accepted?

Yours sincerely

GB Woods

Gary Woods

Recd AM 22.3.02

22.MAR2002* 6206

Mrs B Polnik
Senior Planning Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

58 Henley Wood Road
Earley
Reading
Berkshire
RG6 7EE

20th March 2002

Original Planning Application Number – F/2001/5407

Dear Mrs Polnik,

As agreed in our conversation today, I enclose the six copies of the plans and supporting documentation that you require for a resubmission of the planning application F/2001/5407.

I have also enclosed six copies of the correspondence that is relevant to the application.

Please note that the application is unchanged. Thus, it should be possible to process it very quickly.

If you are still minded to reject the application then I would like it listed, so that it can go before the next available meeting of the planning committee.

Yours sincerely

GB Woods

Gary Woods

Environmental Services

For office use only.
Application number: 22.MAR2002* 6206

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 G B Woods 58 Henley Wood Road Earley Reading RG6 7EE 0118 9269187
●	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.	As Labour
4	Give brief details of the proposal for example, two storey side extension About the application	Two storey side and rear extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Facing brick work to match existing. Concrete 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.	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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
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: GB Woods

on behalf of

Date 30/11/01 resubmitted 20/3/02

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

EARLEY 1.K.86

ADDRESS 58 HENLEY WOOD ROAD PARISH ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7571 (52)

BUILDER Robert Curtis (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/195/60	Trustees of H. Lambden (Dec'd)	Outline	11/8/60	N/A. C/A
14/63	Robert Curtis (Reading) Ltd	Semi/Det House	21/12/63	App. C/A.
PD/513/64	Mr. P. Townson	Garage	1/10/64	App. N/A.
1059/72	"	Sun Lounge	3.8.72	- App
BR18710	MR. C. CHAMBERS	INTERNAL ALTERATIONS	19.5.82	APP N/A
33827	MR. D. WOODS	GARAGE	13.7.89	C/A
BRA 7505	MR. D. WOODS	GARAGE	12.6.89	APP
BRA 9871	"	PARTIAL UNDERPINNING	2.1.91	APP
2001/5407				

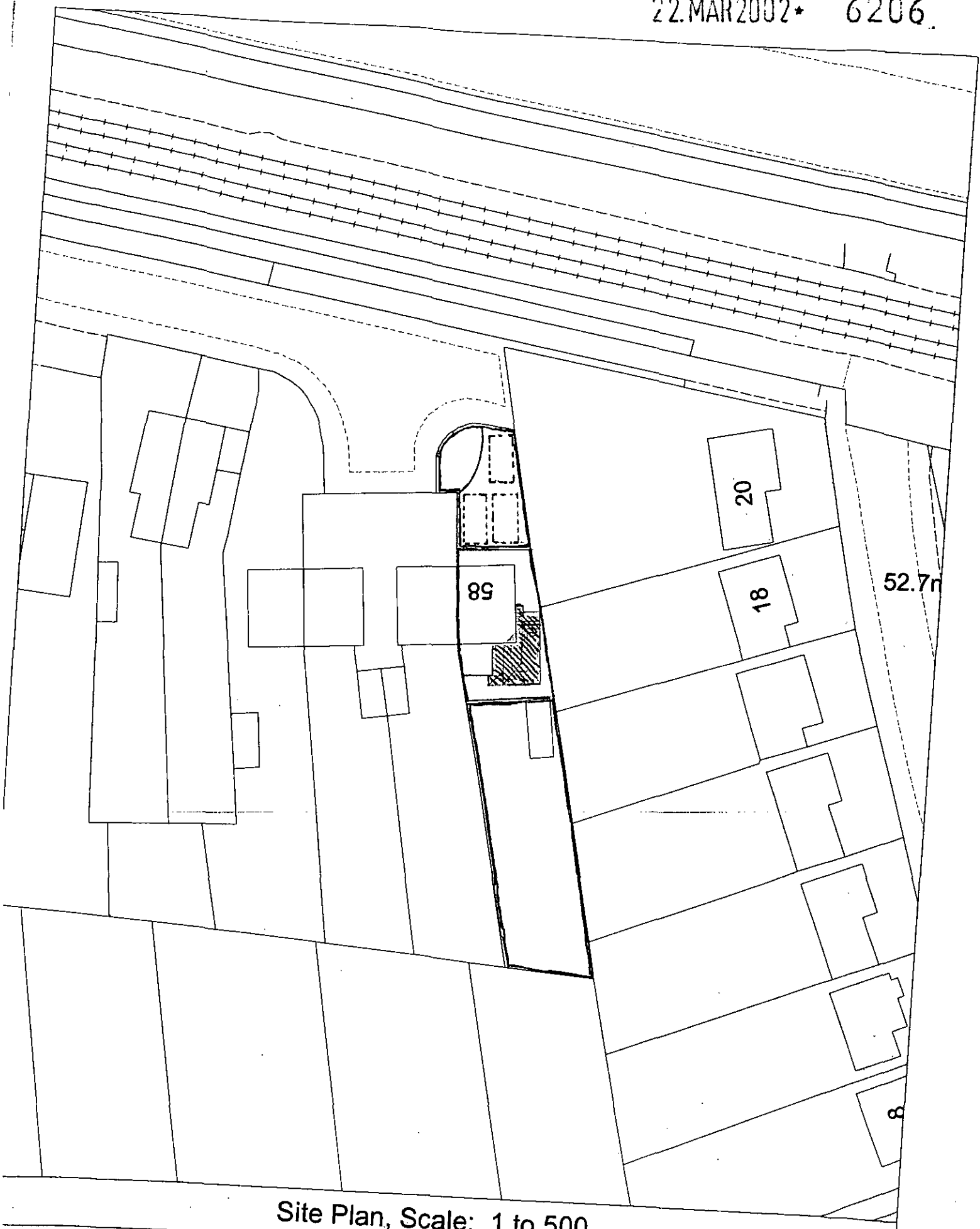
DATE OF COMPLETION 12th August 1964

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22.MAR2002* 6206



Site Plan, Scale: 1 to 500

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Date: 8 November 2001

N
W E
S

22 MAR 2002 6206



Site Plan, Scale: 1 to 2500

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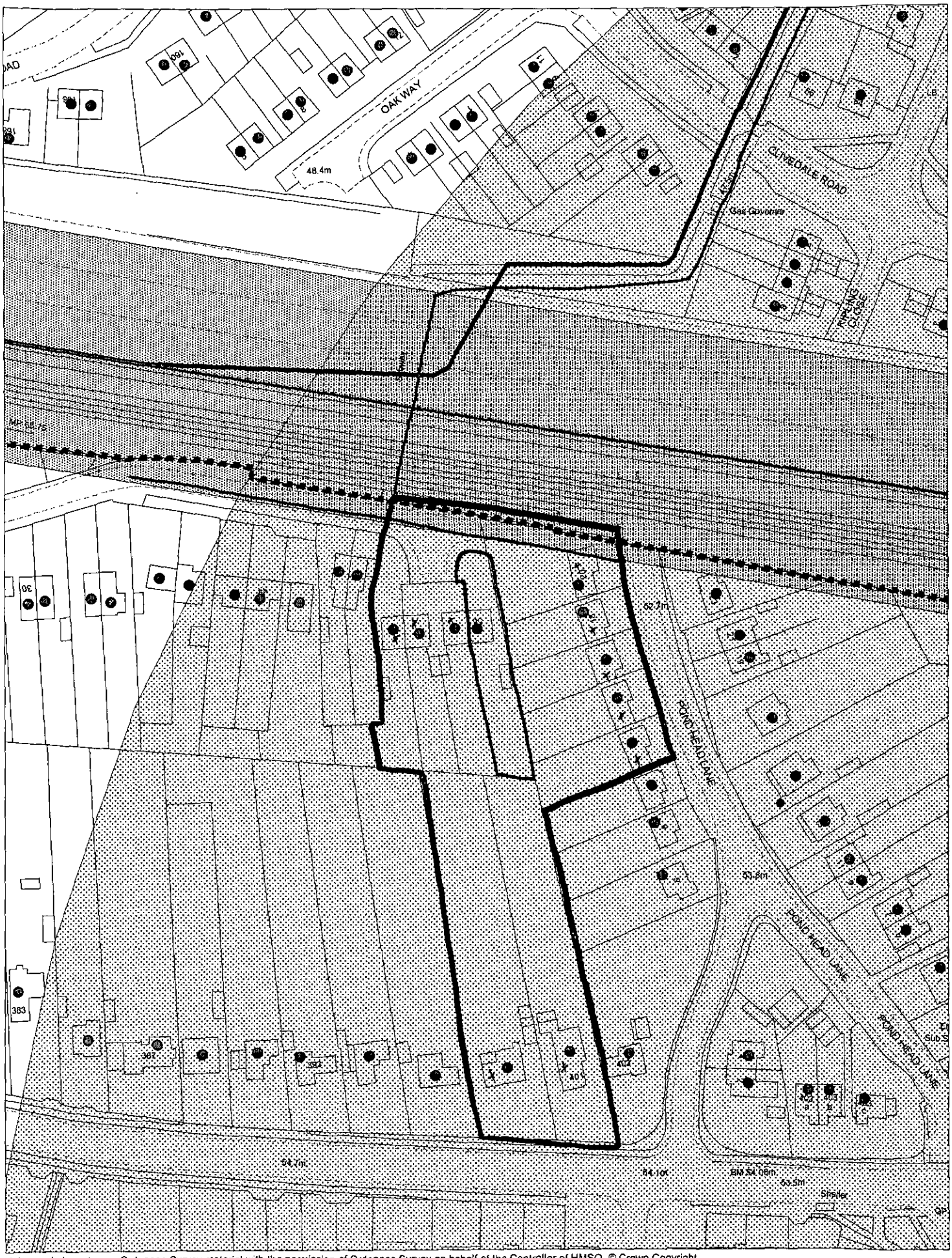
Date: 8 November 2001

N
W E
S

22.MAR2002* 6206



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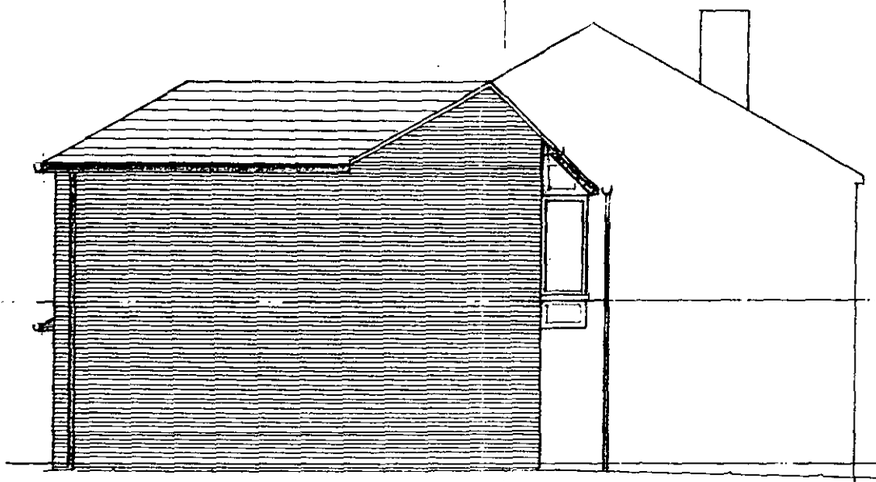
Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 1250

N
W E
S

22.MAR2002* 6206



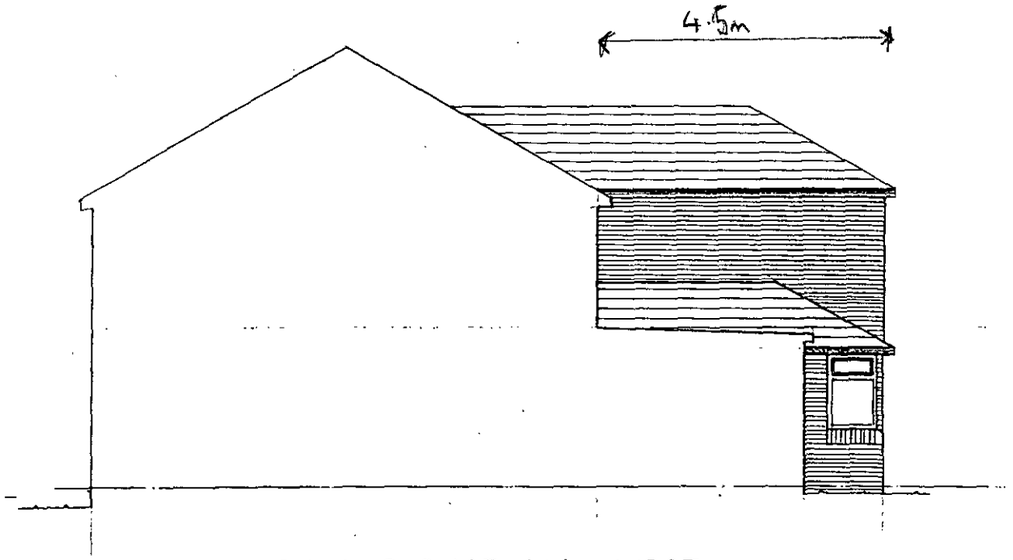
FRONT ELEVATION NORTH.



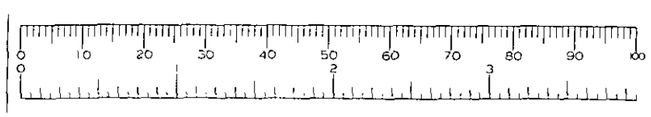
SIDE ELEVATION EAST.



REAR ELEVATION SOUTH.



SIDE ELEVATION WEST.



FINISHES.

Pitched roofs - Interlocking concrete tiles to match existing.
Flat roof - 3 layers built up roofing felt with stone chippings
Walls - Facing brickwork to match existing.
Windows and Doors - White u PVC double glazed.
Fascias - Soft wood painted black.
Soffits - Cement fibre board painted white.
Rainwater goods - Black u PVC.
Garage door - Steel up and over door painted white.

PROPOSED EXTENSION AT 58 HENLEY WOOD ROAD EARLEY.	
FOR MR AND MRS G WOODS	
ELEVATIONS	
Drg No 02.	Scale 1:100
re-submitted plans showing eaves	~~Oct 2001~~ 21st Dec 2001

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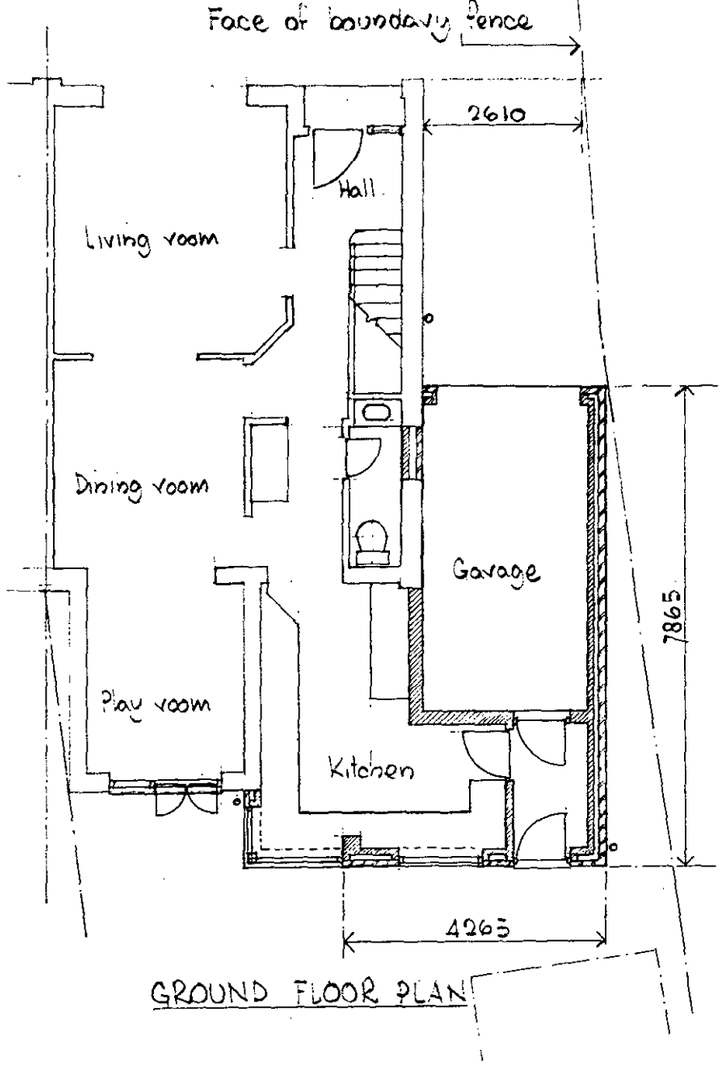
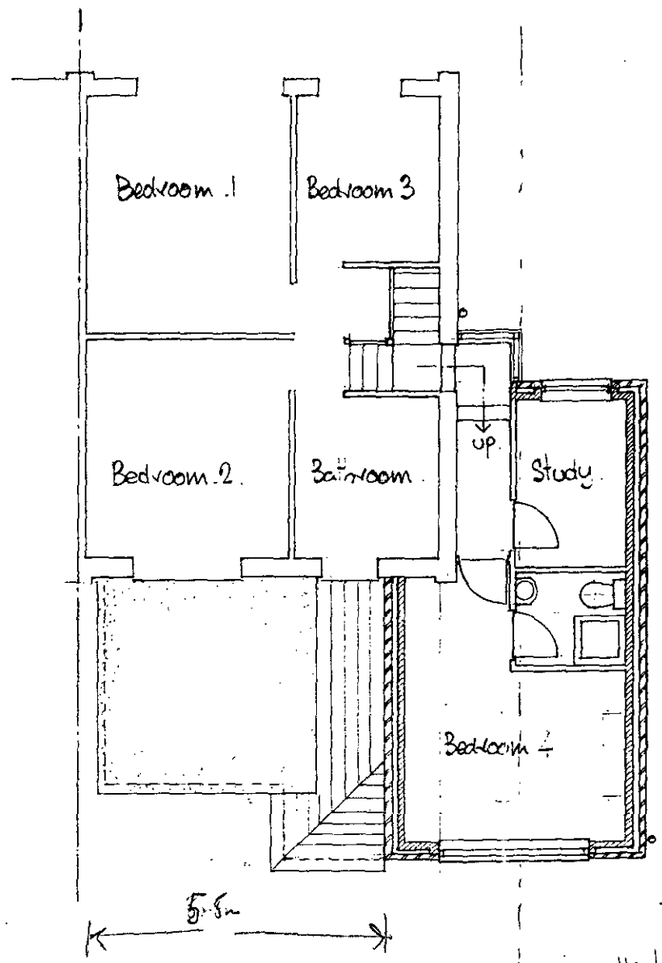
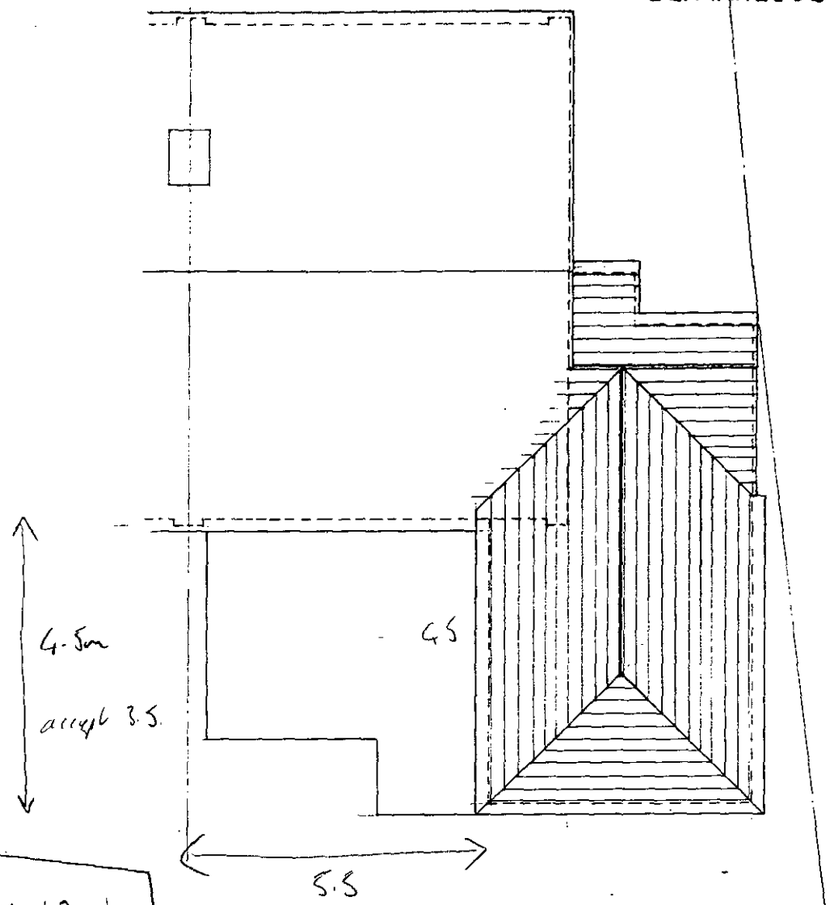


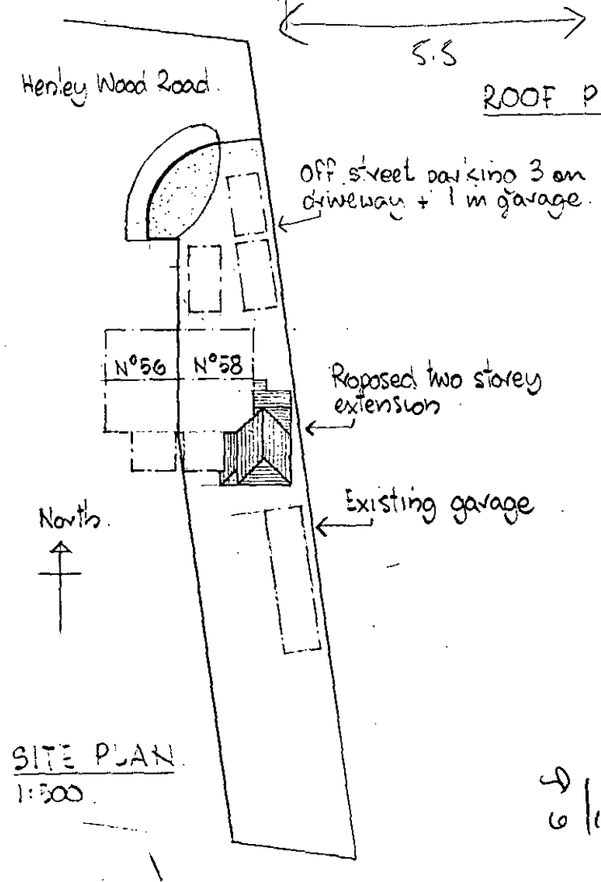
GROUND FLOOR PLAN



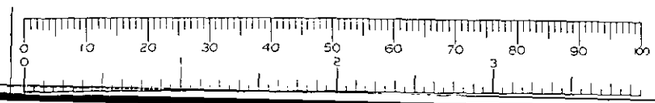
FIRST FLOOR PLAN



ROOF PLAN



SITE PLAN
1:500



6/1/03

PROPOSED EXTENSION AT 58 HENLEY WOOD ROAD EARLEY.	
FOR MR AND MRS G WOODS.	
FLOOR PLANS AND SITE PLAN.	
Dwg N° 01	Scale 1:100
1st formal submission	Nov ~~DE~~ 2001