APPLICATION NO:
F/2000/1663 ✓

LOCATION:
5 Arthur Road, Wokingham.

APPLICANT:
Mr D Yates

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **10/07/2000**
28 Day members exp: 13/9/2000
APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: ~~Nicola Lake~~ N B

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Yates
5 Arthur Road
Wokingham
Berkshire
RG412SS

Application Number: F/2000/1663

Parish: **WOKINGHAM**

Location: **5, Arthur Road, Wokingham.**

Proposal: **Proposed first floor 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The ensuite window in the side elevation facing 3 Arthur Road shall not at any time be glazed other than with obscure glass and top hung.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the 1st floor level or above in the side elevations of the building.

Condition
5. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. No work of any sort shall take place between the hours of 5.00 pm and 9.00 am Mondays to Fridays and no work shall take place at the weekends or Bank Holidays.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of residential amenity.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/07/2000

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 7 August, 2000
My ref. BC/DC/2000/1663

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) 977 8909
DX: 33506 – Wokingham

Mr D Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS

Dear Sirs

PLANNING PERMISSION 2000/1663
SITE: 5 ARTHUR ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1663 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1663.	LMB
BUILDING CONTROL NUMBER	FP 2000/0904	Paul
APPLICANT/~~AGENT~~	Mr D. Yates.	
ADDRESS OF SITE	5 Arthur Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2010-003 2010-002	2010-003. 2010-002
FLOOR PLANS	2010-001	2010-001

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/7/00.	

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	

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

Tel: (0118) 974 6481

Date: **15 June 2000**

My ref: F/2000/1663

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2000/1663
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1663**
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6481

Date: **15 June 2000**

My ref: *F/2000/1663*

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

Dear Councillor

Application Number: F/2000/1663
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1663**
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6481

Date: **15 June 2000**

My ref: F/2000/1663

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

Dear Councillor

Application Number: F/2000/1663
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1663**
5, Arthur Road, , Wokingham.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1663

Proposal:
Proposed first floor rear extension to dwelling

Location:
5, Arthur Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 June 2000

Applicationo	Name & Address
F/2000/1663	Mr & Mrs Foot The Willows 3 Arthur Road Wokingham Berks RG41 2SS
F/2000/1663	R Clifton 9 Arthur Road Wokingham Rg41 2SS
F/2000/1663	J Harding 7 Arthur Road Wokingham RG41 2SS
F/2000/1663	Mr & Mrs Foot 3 Arthur Road Wokingham Rg41 2SS

App approved,
Letter sent 17/07/00

WORK SHEET FOR : ~~Nicola Lake~~ N. Brown

Application Number : F/2000/1663

Applicant : Mr D Yates .

Location : 5, Arthur Road, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		10/7

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 07 .....

Date Registered : 30/05/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application will have expired on: 25/07/2000. 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 :

WOK TC: 12/7 - no objections.

Highways: 29/6 - request parking plan.
14/7 - Parking + turning condition.

Neighbours/RN: 28/6 : 3 Arthur Rd - objections. } on grounds of
4/7 : 7 Arthur Rd - objections } · working hrs/noise
4/7 : 9 Arthur Rd - objections } · overlooking ensuite window.
7/7 : 3 Arthur Rd - concerns re existing side/rear elev. of conservatory } · Appearance of

Planning Issues :

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene. } SBE1/2.
3) Impact upon highway safety

Application Number: F/2000/1663

Appraisal :

- Development - 1st floor rear extn above existing S.S rear extn. It will be the width of the main dwelling at 10.1m & be the same depth & the existing extn at 3.4m. It will be 4.6m to eaves & full ridge height 6.7m. It would have a hipped roof.
The extn would be 7m (at closest point) & 8m (furthest point) from N°3 & be 6m from N° 7. The garage of N° 5 at 3m width lies between the main dwelling & boundary with N° 7.
In front of N° 5 there is 1.8m fencing with N° 3 & 1.8m fencing (for the depth of N° 7) & hedging with N° 7. Between Nos 3 & 5 there is a 1.5m wall with spindles/finials visible at the top. Thereafter there are 2 large sheds (at N° 5) along the boundary with N° 3. At the rear of N° 5 - there is tall hedging with to the garden of N° 7. There are some S.S. flat roof extns at N° 7 set away from the boundary & main side b'line facing N° 5.
The rear b'line of N° 7 steps in line with the front b'line of N° 5 ∴ (as at present & with the proposed 1st floor extn), the rear b'line of N° 5 is app 7.5m behind that at N° 7.

① Impact upon neighbouring properties (3 letters of objection received).
N° 3 concerned that proposed en-suite bathroom window would overlook - this would be obscurely glazed ∴ overlooking would not be an issue - likewise - a condition has been added to ensure no additional windows in the side elevs to prevent future overlooking.
N° 9 concerned over the fact that non 'uninterrupted views across the rear of local properties' would be changed. However, it is not considered that the 3.5m depth 1st floor extn would have any adverse -ve impact to N° 9 given N° 9 is some 21m from the main dwelling of N° 5 & is within the ID'd settlement of Wokingham & is not within a countryside setting.
N° 7 raised objections over the reduction of light into their rear windows. It is not considered that there would be any issue of overshadowing due to the orientation of the extn in relation to N° 7 & the path of the sun (N.B. the extn was 19502 at N° 7 would not be affected by extn at N° 5 - see plan). The dwellings are 6m apart from 2S → 2S ends. With the end of the extn 7.5m from the rear b'line of N° 7. Only the corner of N° 5 could be considered to be affected through overbearing of the extn - but given that there are existing S.S. rear extns at N° 7 set back from the main side b'line of N° 7, any overbearing effects are not considered enough

NB: 2 of the objectors were concerned over noise & working hrs. Usually don't add this type of condition for household applns - but in this case condition has been added.

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐
(tick appropriate box)

to warrant a refusal. The main amenity area at the rear of N° 7 would be largely unaffected through overbearing (using the 45° rule).

② Impact upon the streetscene.
Materials would match existing & there would be no change to the front elev & as with ① there is not considered to be adverse -ve impacts through the extn at the rear ∴ no detrimental impacts.

③ Impact upon highway safety.
Provided space remains for parking & turning - there would be no detrimental impacts upon highway safety.

Application Number F/2000/1663
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC29	[illegible]	ENSUITE
		SR24	SIDE ELEV FACING 3 ARTHUR ROAD.
(4)	SC08	SR05	1ST floor level or above in the side elevations of the building as extended by this permission no additional windows or similar openings
			1ST floor level or above in the side elevations of the building.
(5)	SC23	SR06	PARKING + TURNING.
(6)		SR10	NO WORK OF ANY SORT SHALL TAKE PLACE BETWEEN THE HOURS OF 5.00PM AND 9.00AM MONDAYS TO FRIDAYS AND NO WORK SHALL TAKE PLACE AT THE WEEKENDS OR BANK HOLIDAYS
(3)		SR24.	THE ENSUITE WINDOW IN THE SIDE ELEVATION FACING 3 ARTHUR ROAD SHALL NOT AT ANY TIME BE GLAZED OTHER THAN WITH OBSCURE GLASS + TOP HUNG

14/7/00

No-one in at N°7

RECORD OF SITE VISIT

SITE ADDRESS: 5 Arthur Road Wokingham.

APPLICATION NUMBER: F/2000/1663

OFFICER: ~~Nicola Lake~~ N. Brown

DATE OF SITE VISIT: 10/7

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - telegraph pole between 3 & 5.

2. DESCRIPTION OF SURROUNDINGS
established residential - detached.
varying types - bungalows & 2s houses.

3. DESCRIPTION OF SITE/BUILDING
2s. detached - side integral single garage. Hardstanding at front with low brick wall
Patio area in front of house with large rear garden.
X3 sheds along boundary with N°3.
3-4m single storey rear extn full width at rear of house
extn will be above S.S rear extn & full ridge height.

rear main 2s b'line of N°7 is at front b'line of N°5's garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
app 2-3m from boundary with N°7 - N°7 is further forward to Rd than N°5.
N°3 at an angle - extn will be app 3m from boundary wall.
N°7 - single storey flat roof extns - set back from boundary - have windows in the side elevs.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING single garage & hardstanding

LEVELS

BOUNDARY TREATMENT
- 1.8m wall alongside house with N°3. hedg shrubs/climbers above it.
- fencing at front with N°3
- low brick wall at front with Rd.
- App 1.8m hedging with N°7.
- 1.8m fencing with N°7 for length of N°7 house then hedging to road.

OTHERS

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(If applicable)

NOTES

Copies to:

Application/File No:

Action:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 MAY 2000
Officer: NB	Application No. F/2000/1663

Map No. 88 Site 0:08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 5 ARTHUR ROAD

Parish: WOKINGHAM Ward: Emmbrook

15.6.2000

Applicant: MR O YATES

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	PARKING ? NEED 4 SPACES.	✓ 15.6.	27/6.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

no pre-apps.....
.....
.....

NEIGHBOURS: S/N+ 2,3,4+7 ARTHUR ROAD ✓
7 HAWKES CLOSE
102,104+106 OXFORD ROAD

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 June 2000

Application Number: F/2000/1663

Proposal: Proposed first floor rear extension to dwelling

Parish: WOKINGHAM TOWN

Site Address:
5, Arthur Road, , Wokingham.

Applicant:
Mr D Yates .

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).

Please could I have an additional plan showing the parking arrangement for 3 and 4 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

3016 - Parking plan attached. SC:23 (Parking & turning).
SR:06

10/07/00.

PLANNING SERVICES
POL
DC
CS
12 JUL 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Nichola Lake

Application Number: F/2000/1663

Proposal: Proposed first floor rear extension to dwelling

Site Address: 5 Arthur Road, Wokingham.

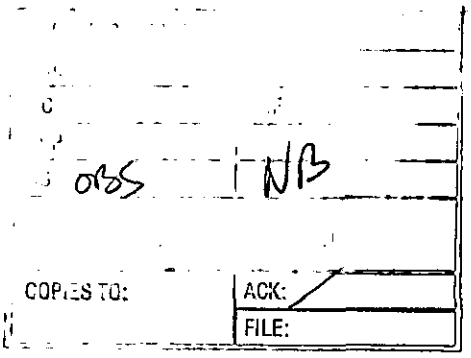
Applicant: Mr D Yates

Your observations are required in respect of this application by **10/07/2000**

No objection

SIGNED: _____ **DATE:** 11/07/00

CLERK TO Wokingham Town Council



The Willows,
3 Arthur Road,
Wokingham
Berks
RG41 2SS
0118 9786864

5 July, 2000

Dear Mr Mitchell,

APPLICATION NUMBER F/2000/1663 5 ARTHUR Rd

Further to our letter of the 25 June on the above planning application we would like to add the following point.

It has been difficult for us to assess the full impact of the proposed extension on our property at this time of year when the sun is high. In winter months however it would seem our conservatory would be shaded around noon by the proposed roof-line and later in the day significantly more garden will be shaded.

Yours sincerely,

Carole and John Foot

JJh S Foot
CJFoot

Development Control Manager
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 005	NB
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

9 Arthur Road,
Wokingham,
Berkshire,
RG41 2SS

1st. July 2000

FAO: Ms. Nicola Lake, Planning Officer.

F/2000/1663

Dear Sirs,

Planning Application 30th. May 2000:1663
Formal Objection re 5 Arthur Road, 1st. Floor Extension to the rear.

Please note the following objections re further development of the subject premises. They fall logically into two aspects:

1 **Appearance**.
Whilst no local residents have to my knowledge complained about ground floor extensions to local Arthur Road properties – those seeming to be a reasonable right of the owners, as not incurring overshadowing/overlooking nuisance – the proposed extension behind the original rear building line, at the first floor level, will extend into a currently clear and uninterrupted view across the rear of all the local properties. It will impart considerable overlooking "benefits" to Number 5 and visually impact on the rights of the rest of us with its "slab-like" elevations.
It may also be in contravention of the Covenants placed on Arthur Road properties, when it was first developed as a quality housing cul-de-sac.

2 **Noise and disturbance**.
Construction and development work commenced at number 5 very shortly after the arrival of the present owners, in May 1998.
Noise, e.g. working [cutting materials, stonework etc. using power tools] was a continuing nuisance for many months that year, and to perhaps a lesser degree last year, at all hours over the weekends.
In addition, the local pavement and roadway was blocked with building materials for a considerable time. Damage to the pavement in particular, is still apparent, and so far as the writer is aware, the owners have not compensated Council Tax Payers by paying for repairs.
There is in addition, the unresolved noise nuisance from radio/s and the powerful noise generating system housed in a large timber building added in the rear garden. A formal compliant has been made to the Environmental Department. The point of mentioning that issue, is that at no time in the two years since moving in, have the owners shown any consideration for neighbours – they behave with an arrogance that defies belief, especially in regard to noise.

Summary.

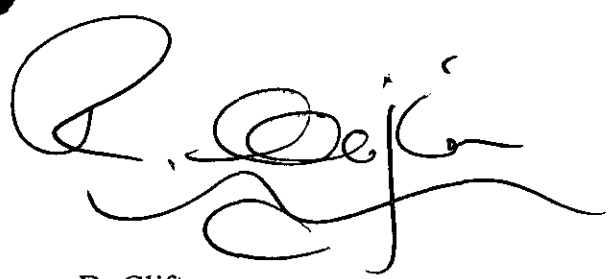
If in spite of these objections, you are unable to refuse planning permission, would you be kind enough to put effective restraint conditions on work hours etc., and take account of the history of nuisance?

With quite a few affected retired local residents, may I suggest working hours of 0800 to 1800 Monday to Friday, and 0800 to 1300 hours on Saturday, with a strongly enforced restriction on any hours outside those times?

Whether you are able to also enforce some noise restraints or not, is a matter in your power – or otherwise!

With thanks in anticipation of your consideration,

Yours faithfully,



R. Clifton.

By Hand 04/07.

PLANNING SERVICES	HPF
POL	TLS
DC	ENF
APP	
CS SBS	NB
04 JUL 2000	
COPIES TO:	ACK

7 Arthur Road
Wokingham
Berkshire
RG41 2SS

Monday, 03 July 2000 Your ref: Nicola Lake F/2000/1653

Mr. John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O.Box 157
Shute End, Wokingham
RG40 1 WR

Dear Sir,

Application No: F/2000/1663
Site Address: 5 Arthur Road,
Wokingham
Proposal: First Floor Rear Extension

Please consider the following comments regarding the above planning application:-

1. the planned extension will seriously reduce the sight-line from our rear facing windows, which we have enjoyed since we moved to No. 7 in 1974. The whole of the south facing side elevation of No. 5 already stands proud of our rear wall line and this extension will effectively double the area of wall/roof projection..

2. although the rear wall line of No.3 aligns with that of No.5 this planned extension will cast a significant shadow over their back garden and conservatory.

3. the applicants have occupied No.5 for just over 2 years, the first year of which was almost continuous construction work much of which was carried out at weekends. This work obviously created much noise, dust and builders rubbish, which we quite naturally do not wish to see repeated.

4. should however you approve this application, in the light of recent experience I would urge you to impose strict limits on the hours of work, i.e. 0830 - 1800 hours Monday to Friday and no week-end working, and a directive to restrict the noise and dust nuisance.

5. we will be happy for you to visit our home and see for yourself how we would be affected by this proposal.

Yours faithfully,

John A Harding
Jill Harding

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 15 June 2000

Application Number: F/2000/1663

Proposal: Proposed first floor rear extension to dwelling

Parish: WOKINGHAM TOWN

Site Address:
5, Arthur Road, , Wokingham.

Applicant:
Mr D Yates .

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).

Please could I have an additional plan showing the parking arrangement for 3 and 4 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00.

Recd 1.50PM 27.6.00

Mr & Mrs D S Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS

F/2000/1663

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	LPT
POL	TLS
DC	
APP	
CS	31139
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

CASE OFFICER NB

Our Ref. DSY0049

22nd June 2000

Dear Sirs

5 ARTHUR ROAD, WOKINGHAM

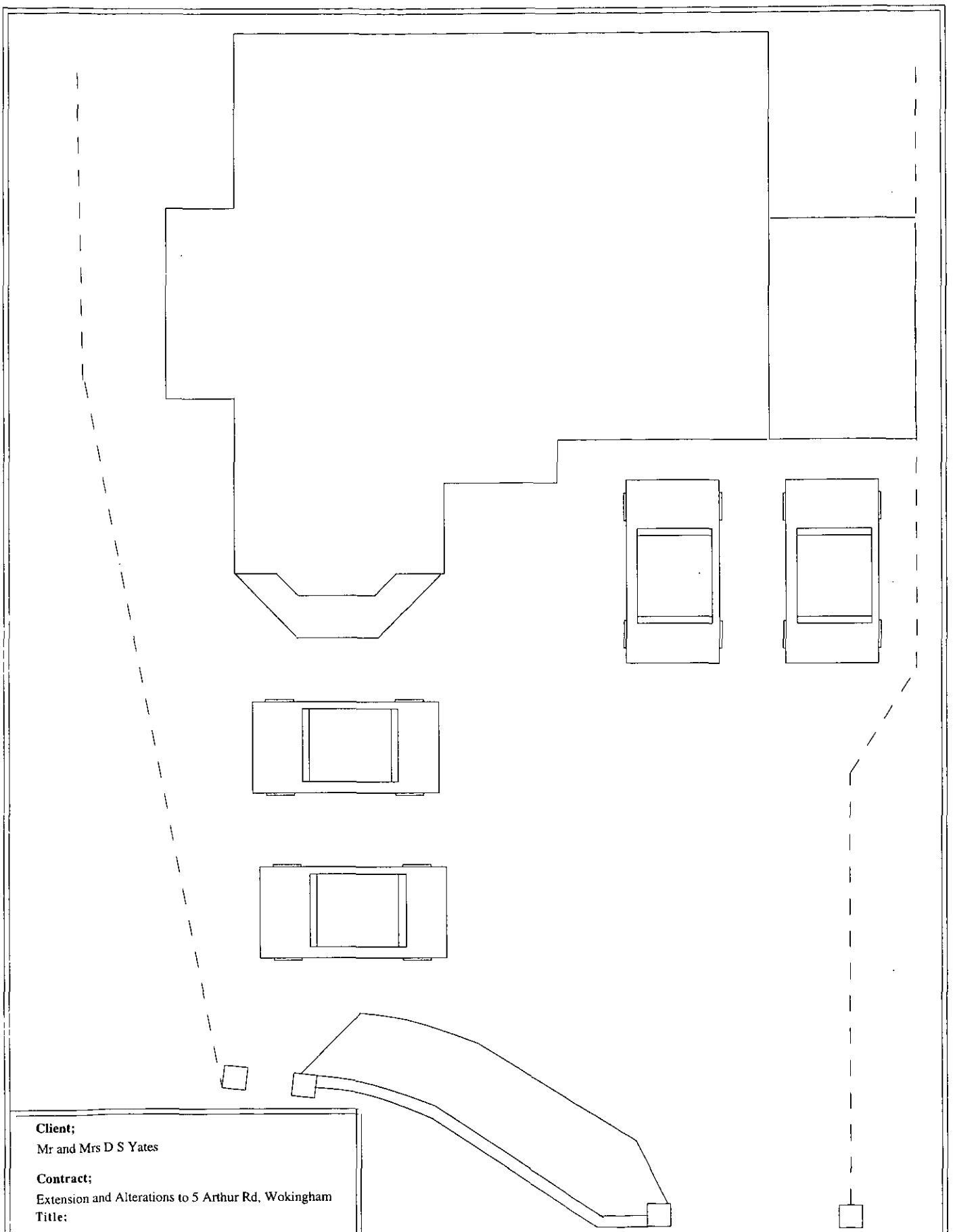
Further to your request, please find enclosed a block plan for the above property showing parking for four cars.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

David S Yates

f/2000/1663.



Client;
Mr and Mrs D S Yates

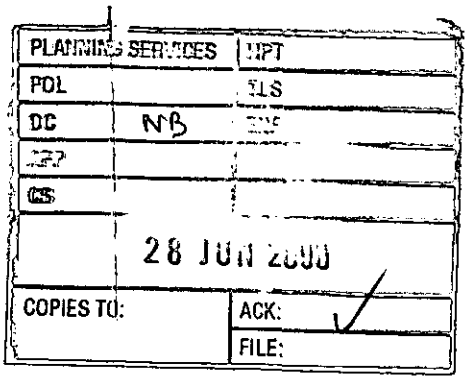
Contract;
Extension and Alterations to 5 Arthur Rd, Wokingham

Title;
Block plan

Dwg No; 2010 - 007

Scale; 1 : 100

Date; 22nd June 2000



The Willows,
3 Arthur Road,
Wokingham
Berks
RG41 2SS
0118 9786864

25 June, 2000

Dear Mr Mitchell,

APPLICATION NUMBER F/2000/1663 5 ARTHUR Rd

Your letter of the 15 June sought our comments on our neighbour's proposed plans as referenced above.

We note the proximity of the proposed extension to our house which will inevitably effect our enjoyment of our property. Our main objection to the plans is the existence of a window on the first floor of the north facing wall (new en-suite bathroom). If built this window would look into, and through, our conservatory at very close range and have a view across almost our entire rear garden. This we believe would be unnecessarily intrusive. A window will also increase the potential for noise in the area between the two houses.

Could you please inform us what final decision is made.

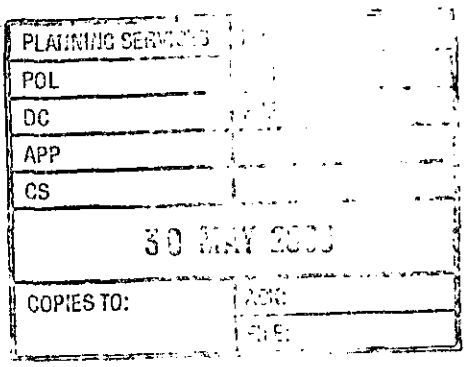
Yours sincerely,

C. J. Foot John S Foot

Carole and John Foot

Development Control Manager
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr & Mrs D S Yates
5 Arthur Road
Wokingham
Berkshire
RG41 2SS



Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

30.MAY2000* 1663

Our Ref. DSY0046

22nd May 2000

Dear Sirs

5 ARTHUR ROAD, WOKINGHAM

Please find enclosed six copies of our householder planning application together the followinf documents relating to a planning application for a second storey rear extension to the above property;

Existing and Proposed elevations - 1
Existing and Proposed elevations - 2
Existing and Proposed floor plans
Site plan 1:2500 with site indicated in red
Site plan 1:500 with extension indicated in red.
Cheque in the sum of £95.00

Should you require any further information please do not hesitate to contact me.

Yours faithfully

David S Yates

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

30.MAY2000* 1663

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	DAVID YATES
	ADDRESS	5 ARTHUR ROAD
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG41 2SS Tel. No. 962993
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
		N/A.
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	5 ARTHUR ROAD.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR EXTENSION TO REAR OF PROPERTY

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
RENDERED BLOCKWORK WALLS, PAINT CLAY TILED ROOF, UPVC WINDOWS. ALL TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓
✓

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF N/A

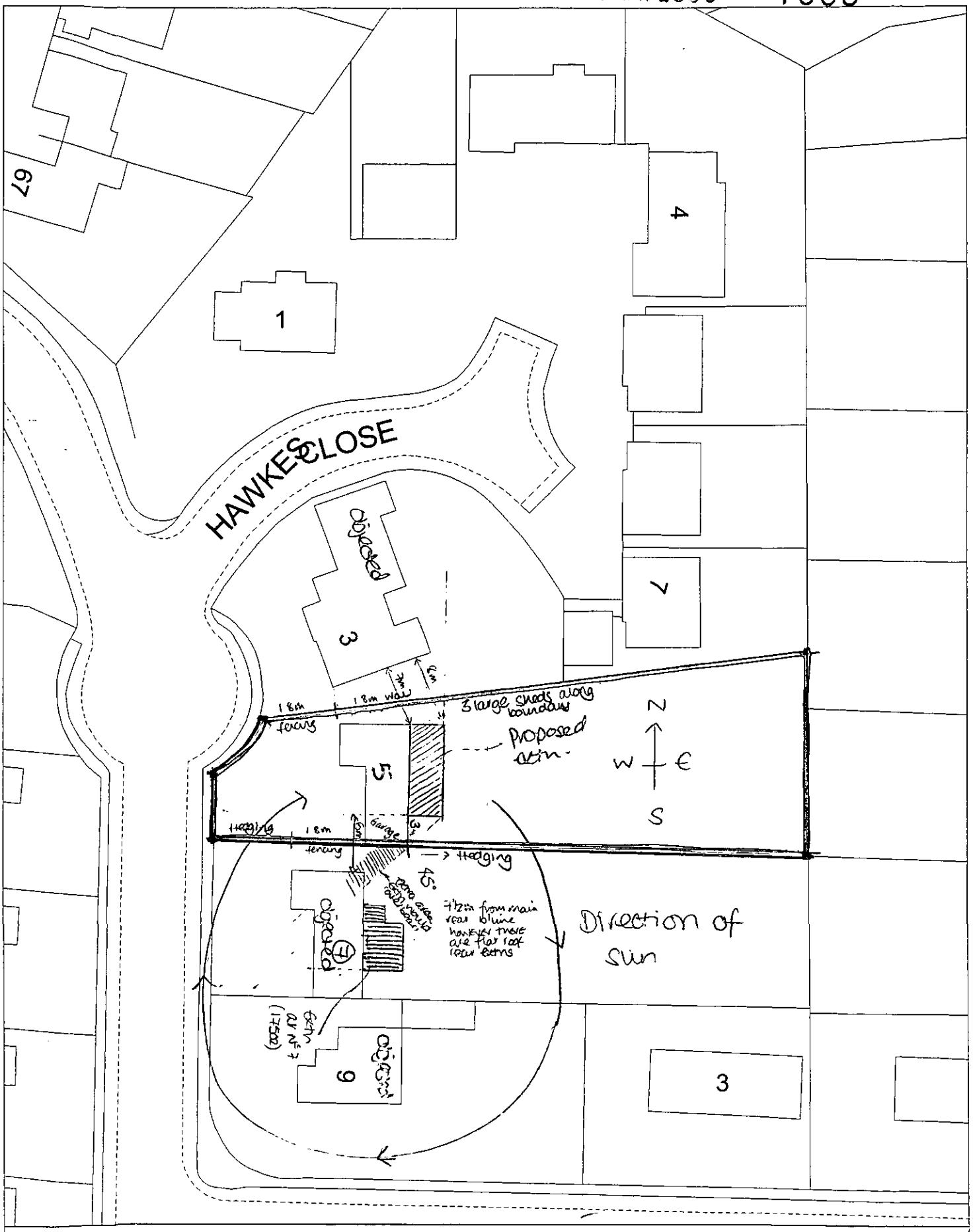
DATE 22nd May 2000.

30.MAY2000* 1663

5 ARTHUR ROAD 'BARRINGTON'

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
98/6795/F			DS Patio s/st/R ext.	22.7.98			

30.MAY2000* 1663



Site Plan, Scale: 1 to 500

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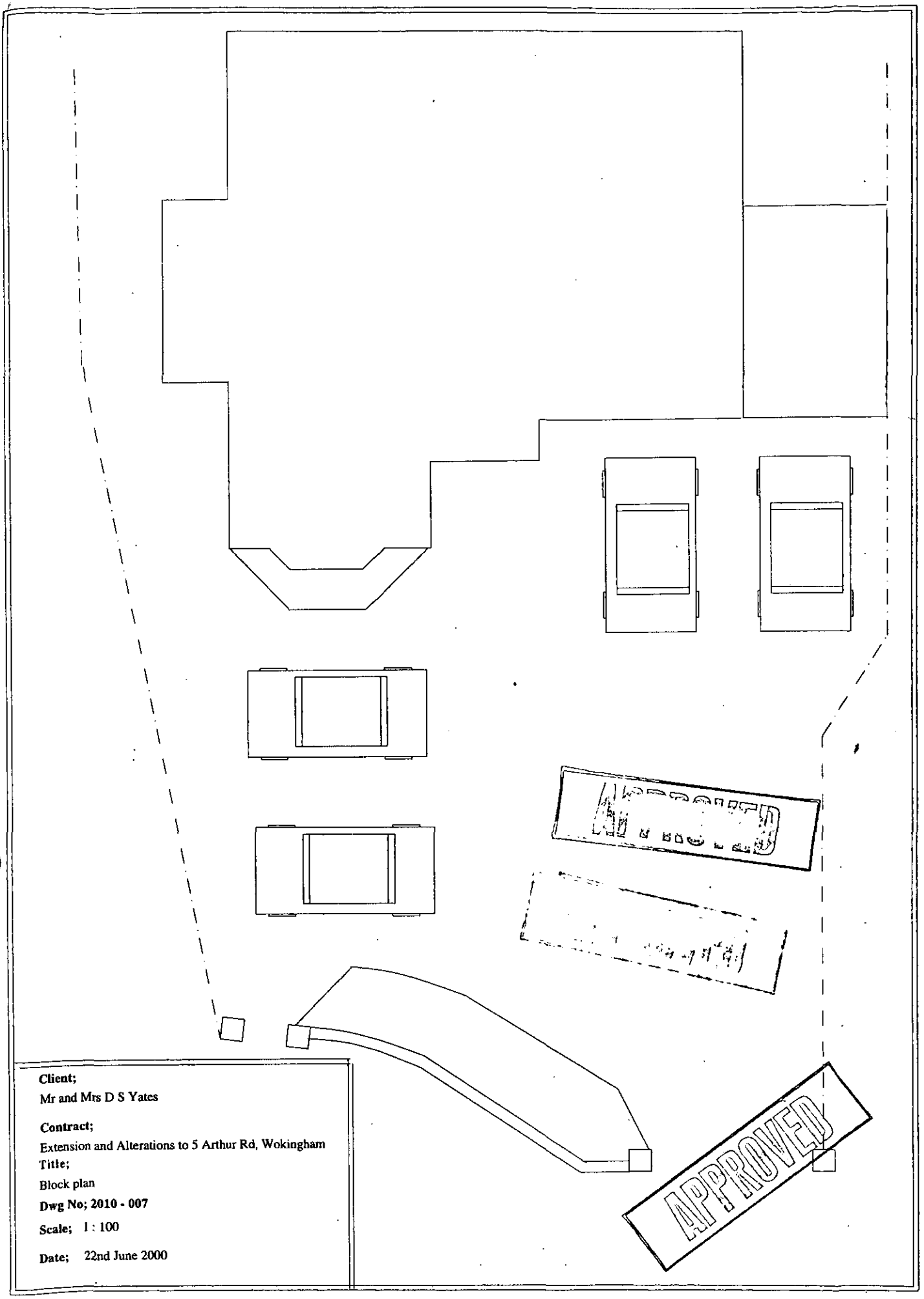
Date: 18 August 1998

f/2000/1663.



Client;
Mr and Mrs D S Yates

Contract;
Extension and Alterations to 5 Arthur Rd, Wokingham

Title;
Block plan

Dwg No; 2010 - 007

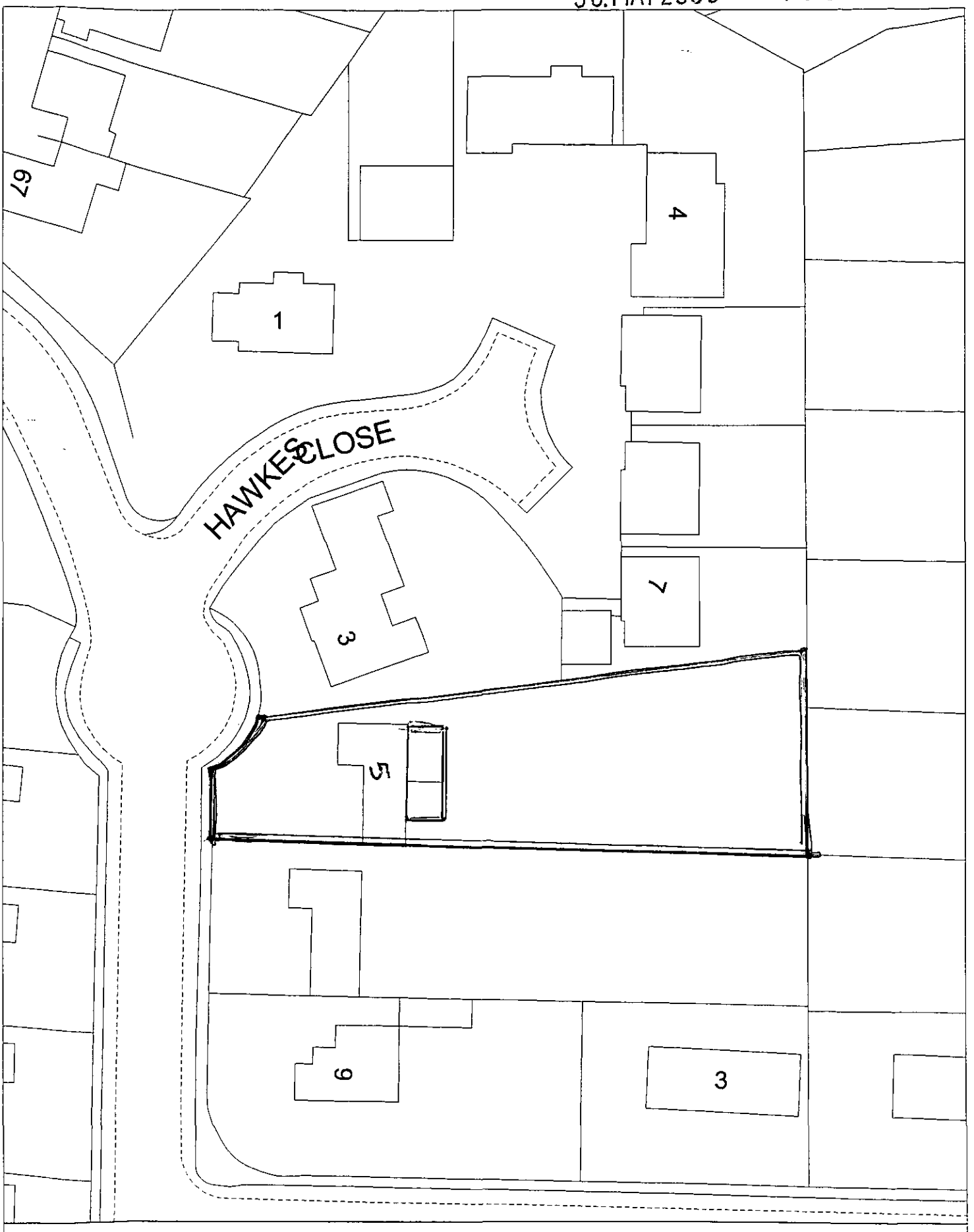
Scale; 1 : 100

Date; 22nd June 2000

7 ARTHUR ROAD 'ST. IVES'

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
	BR18617		S/STOREY EXTENSION (MR. J HARDING)		27.5.82 APP.		
17502			" "	3.6.82 A/A			

30.MAY2000* 1663



Site Plan, Scale: 1 to 500

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