EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0428

LOCATION:
83 Beechwood Avenue, Woodley Reading.

APPLICANT:
Mr R.J Harrison

PROPOSAL:
Proposed single storey rear extension to dwelling plus first floor side extension.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **21/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R.J Harrison
83 Beechwood Avenue
WOODLEY
Berkshire
RG5 3DF

Application Number: F/2000/0428

Parish: **WOODLEY**

Location: **83, Beechwood Avenue, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling plus first floor side extension**

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

Reason

1. The proposals by virtue of the scale and massing of the first floor extension, would be prominent in the street scene and harmful to the character of the area. The proposals are, therefore, contrary to Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 14 March 2000

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

Application Number F/2000/0428
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			The proposals by virtue of the scale and massing of the first floor extension, would be prominent in the street scene and harmful to the character of the area. The proposals are, therefore, contrary to policies WBE1 of the WDLPDD and policies LBE1 and LRE2 of the LMP.

RECORD OF SITE VISIT

SITE ADDRESS: 83 Beechwood Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/0428

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8 feb 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - side fence + tree at front

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING two-storey detached house with flat-roof side extension and single-storey extensions at the rear, well screened by mature trees to the front.

4. RELATIONSHIP TO ADJOINING PROPERTIES - Corner plot - extension would adjoin pavement.
87 Beechwood Avenue is a bungalow, 2 storey + rear & 81 are two-storey

5. SITE CONSTRAINTS

TREES / Mature trees to front verge

ACCESS/PARKING New access proposed from Beaufield Close + 5 spaces and garage (5 beds ⇒ 4 spaces)

LEVELS /

BOUNDARY TREATMENT Side wall adjoining just behind pavement to rear 1.8m fences + 2m hedge to No 81

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0428

Applicant : Mr R.J Harrison .

Location : 83 , Beechwood Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling plus first floor side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....8/2/00.....

Date Registered : 25/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 21/03/2000

Consultation Responses :

Highways - conditions/informative
Woodley T.C. - asked for neighbours comments to be taken into account.

Planning Issues :

Identified Settlement
Neighbours/streetscene

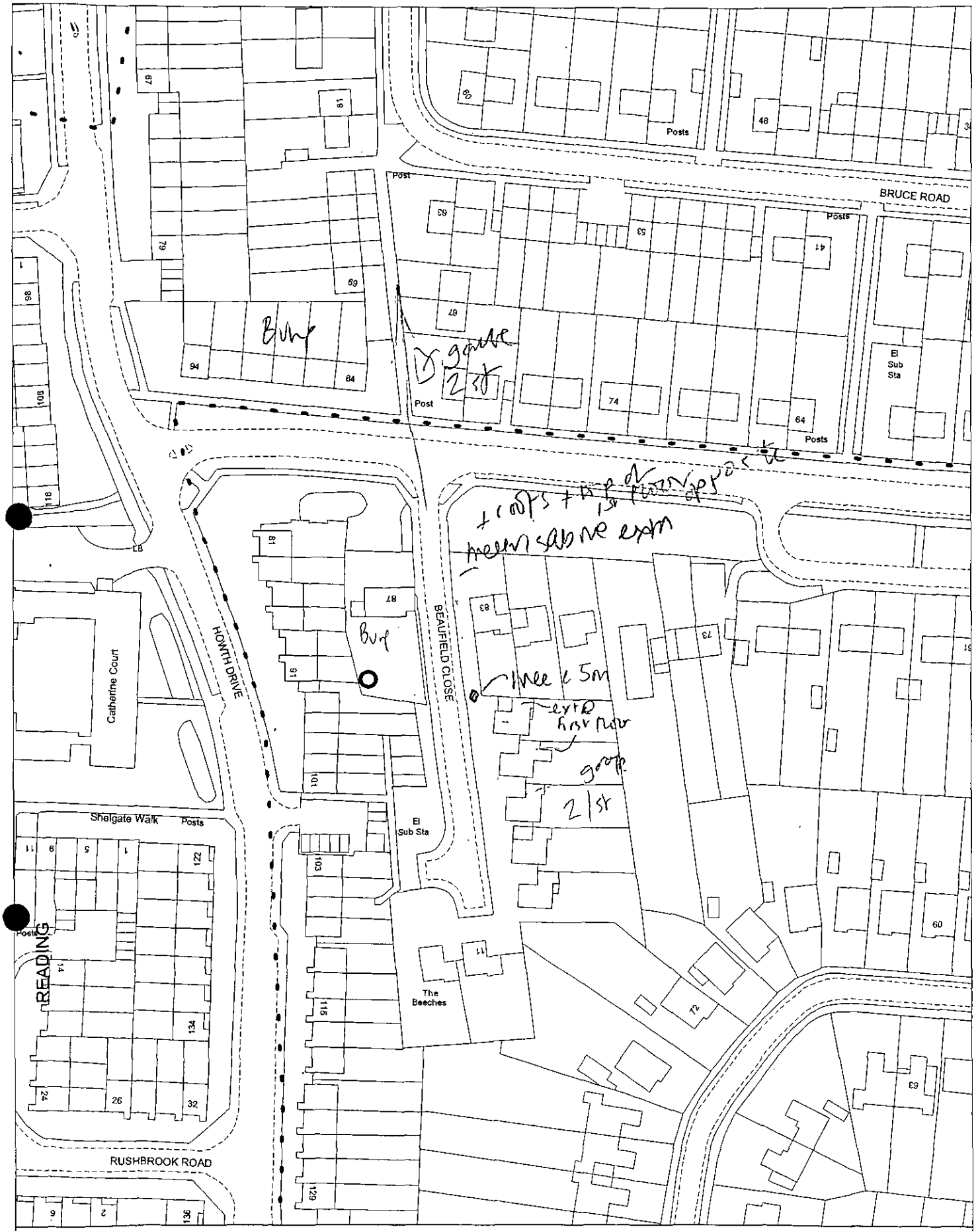
Application Number: F/2000/0428
83 Beechwood Avenue, Woodley

Appraisal: 83 Beechwood Avenue is a detached property with a single-storey, flat-roofed, extension to the side, adjacent to the Beaufield Close boundary, extending 1.6 metres to the front and 2.3 metres to the rear. There is also a single storey lobby/conservatory projecting 3.6 metres to the rear.

The proposal is for a single-storey rear extension and first-floor side extension. The single-storey extension would be flush with the rear of the existing side extension, with a lean-to roof extending across the existing extension as well. A lean-to roof would also be added across the front of the property. The first-floor extension would have a depth of 8.7 metre, being flush with the front and rear elevations and with a gable to the side. The ridge height would be 6.7 metres, the same as the existing roof.

The extensions would not have an adverse impact on any of the neighbouring properties. However, the area is characterised by buildings on corner plots being set in from the boundary at the side and the flank wall of the extension is only about 0.5 metres from the pavement edge. Due to this location it is considered that the scale and massing of the proposed first-floor extension, which is exacerbated by the flush front and rear elevations and gable end, would be unacceptably prominent in the street scene and harmful to the open character of the area.

Recommendation: refusal



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 14 January 2000

N
W E
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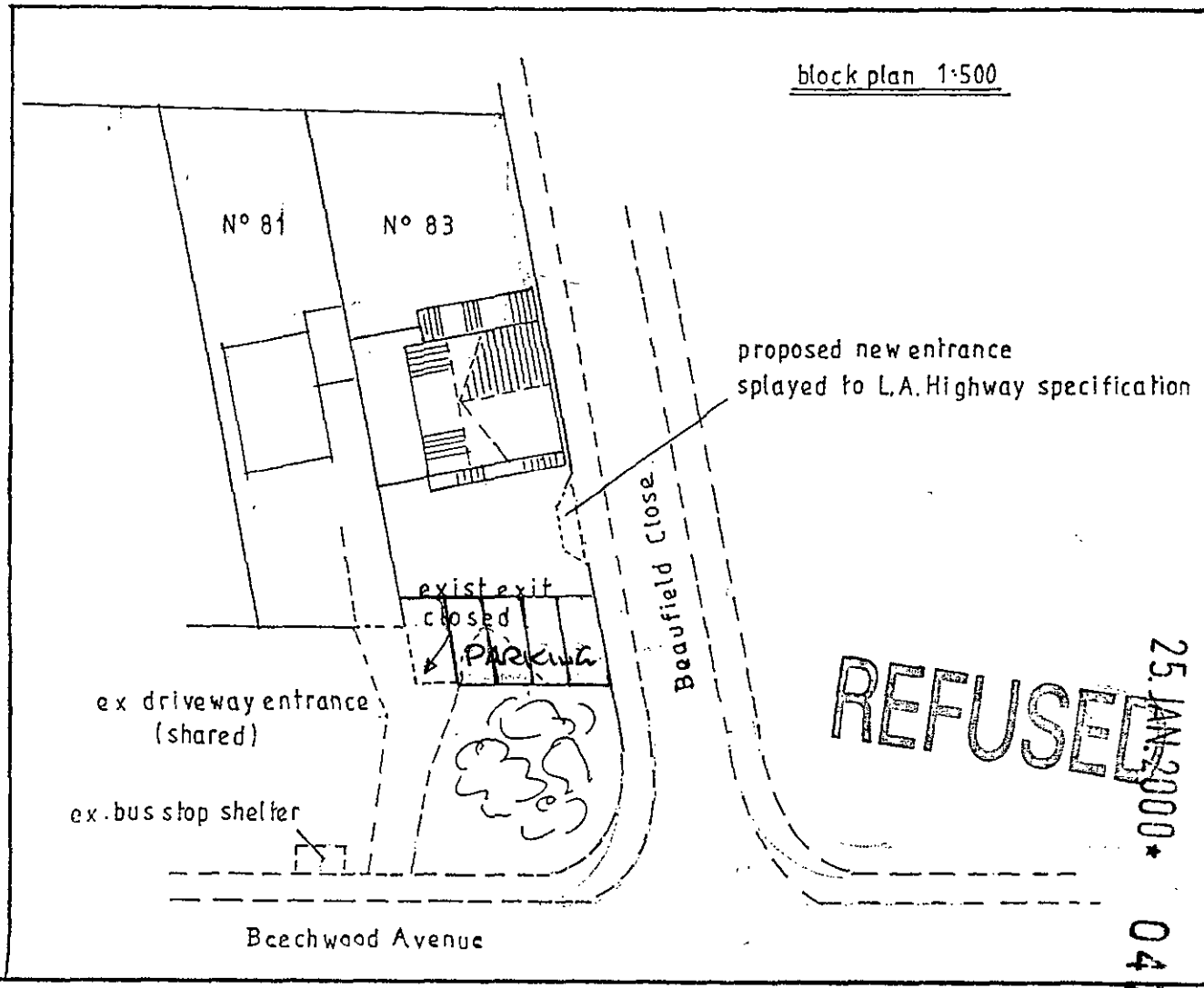
FLOOR



REFUSED
25 JAN 2000 *
0428

Client

Job Title

proposed ground floor rear extension c
first floor side extension

~~proposed new vehicle entrance~~

Drawing Title

N° 83. BEECHWOOD AVENUE
WOODLEY
BERKS RG5 3DF

sheet 1 of 2 sheets

Scale elevations / ex. floor plans 1:100
proposed floor plans 1:50

Date January 2000

Drawn by

Drg. No.

ADMINISTRATIVE AREA WOKINGHAM

WOOLEY AND SANDFORD PARISH

Scale 1:1250

25 JAN 2000*

0428



ADMINISTRATIVE AREA WOKINGHAM

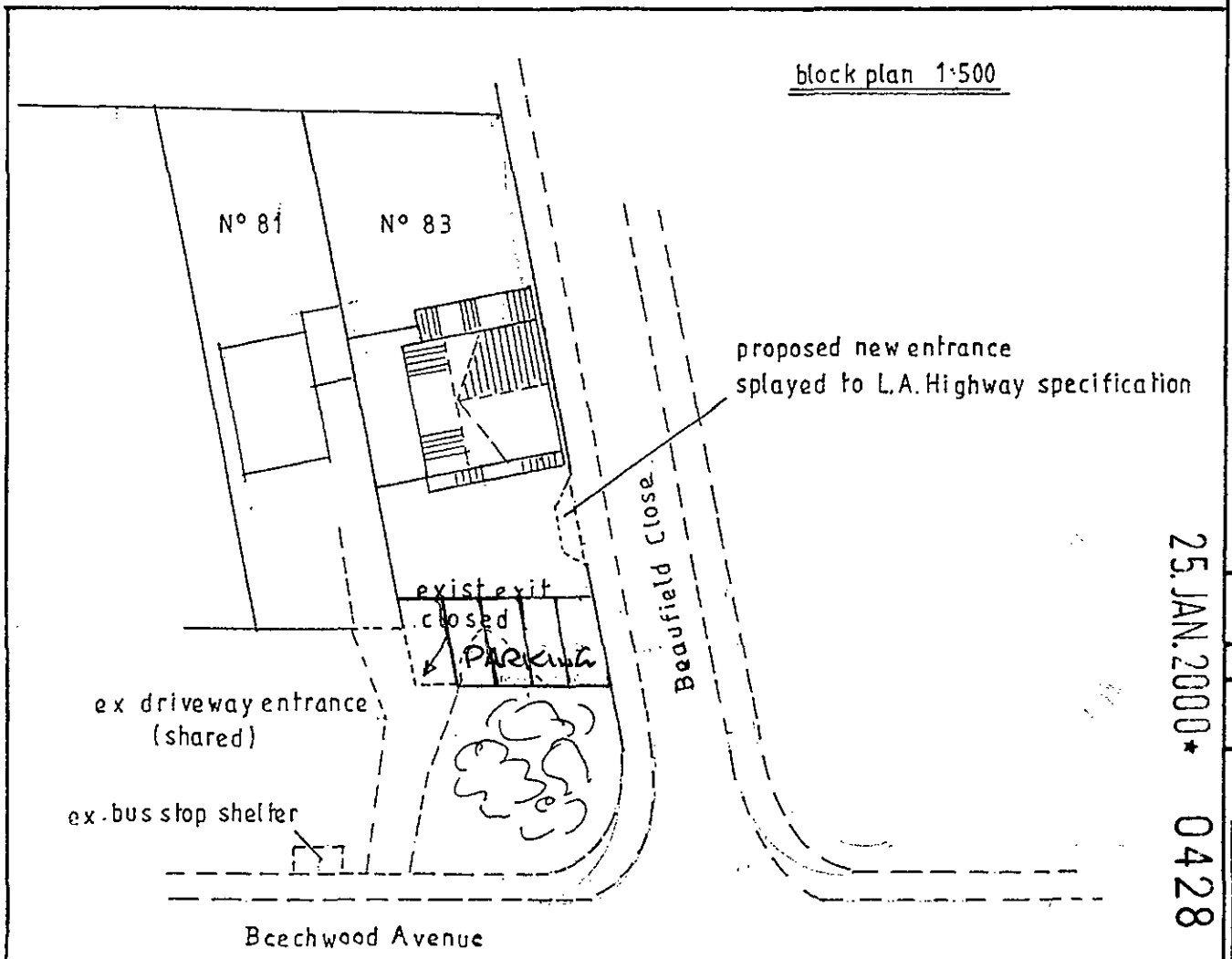
WOOOLEY AND SANDFORD PARISH

Scale 1:1250

25.JAN.2000* 0428



FLOOR



REVISED

25. JAN. 2000 * 0428

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Job Title

proposed ground floor rear extension a
first floor side extension

~~proposed new vehicle entrance~~

Drawing Title

N° 83 BEECHWOOD AVENUE
WOODLEY
BERKS RG5 3DF

sheet 1 of 2 sheets

Scale elevations / ex. floor plans 1:100
proposed floor plans 1:50

Date January 2000

Drawn by

Drg. No.

594

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0428	EXC
BUILDING CONTROL NUMBER	FP2000/0198	Paul
~~APPLICANT~~/AGENT	K. Hodgkinson	
ADDRESS OF SITE	83 Beechwood Avenue WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	14/3/00	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/3/00	

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	

LISTING FORM

Case officer: Emy Circuit Application Number: F/2000/0428

83, Beechwood Avenue, Woodley, Reading.

Proposed single storey rear extension to dwelling plus first floor side extension.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 2/3/00

Councillor E Preston

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
[illegible]	
COPIES TO:	ACR:

Tel: (0118) 974 6479

Date: 1/3/00

My ref: F/2000/0428



CONFIDENTIAL

Councillor E Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2000/0428
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling plus first floor side extension.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on (0118) 974 6479. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13/3/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: Emy Circuit **Application Number**: F/2000/0428
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling plus first floor side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Preston

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 1/3/00

My ref: F/2000/0428

CONFIDENTIAL

Councillor V Samuel
18 Wheble Drive
Woodley
RG5 3DT

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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Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: Emy Circuit Application Number: F/2000/0428
83, Beechwood Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling plus first floor side extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor V Samuel

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~12 JAN 2000~~	VALID 25 JAN 2000	
Officer: EXC	Application No. F 2000 0428	

Map No. ..... Site Q.Q4
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS FIRST FLOOR SIDE EXTENSION ~~AND NEW VEHICULAR ACCESS~~

Location: 83 BEECHWOOD AVENUE

Parish: WOODLEY Ward: Bulmerche 31/01

Applicant: MR R HARRISON

Fee Received 95-00 Required ..... Additional ..... Refund .....
(11)

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	Scale?	20/1	25 JAN 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout – 4 vehicles (no garage)	20/1	25 JAN 2000
3	Forms unsigned			
4	Correct S 66 certificate	highway land? Serve Notice	20/1	See
5	Elevation plans	Details of new entrance – dropped kerb?	20/1	letter
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :31/01/00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ 31/01

EXTERNAL CONSULTATIONS

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

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....2x S/N — Beechwood Avenue.....
.....& Beaufield Close.....
.....
.....
.....
.....
.....
.....
.....

FROM: Emy Circuit

DATE: 31 January 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

14 FEB 2..

COPIES TO:	ACK:
	FILE:

Woodley Town Council Consultation Sheet

Application Number: F/2000/0428

Proposal: Proposed single storey rear extension to dwelling plus first floor side extension..

Site Address: 83 , Beechwood Avenue, Woodley, Reading.

Applicant: Mr R.J Harrison..

Your observations are required in respect of this application **by 24/02/2000** .

0428
The committee particularly asked that any neighbours' comments be taken into account for this application

SIGNED: Sheena DATE: 10.2.00

CLERK TO Woodley Town Council

To:
Highways

From: Emy Circuit

Date: 31 January 2000

Application Number: F/2000/0428

Proposal: Proposed single storey rear extension to dwelling plus first floor side extension..

Site Address:
83 , Beechwood Avenue, Woodley, Reading.

Applicant:
Mr R.J Harrison .

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

CONDITIONS

SC23 - Parking - insert 'Parking and turning"

SR 06.

SC32 - Visibility for Private Drives

SR 13

SC37 - Access details

SR 14

INFORMATIVE

INO 8

9.2.00

PC 23 090 083

ADDRESS 83 BEECHWOOD AVENUE PARISH WOODLEY

PLOT No. 3 ORD. SHEET No. SU.7573(41)

BUILDER S.E.C. Builders Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/4/58	Mrs. East	Part Outline	11.2.58	N/A. C/A.
0/140/59	Mr. F. Kerr	Outline	7.8.59	N/A. Refuse
0/164/61	Mr. F. Kerr & SEC. Builders	"	10.8.61	N/A. C/A.
212/61	S.E.C. Builders	~~Semi~~/Det. House	30.11.61	APP. C/A.
1664/72	Mr. H. O'Neil	S/S ex Rm to form garage/det Lounge/utility rm & bedroom	26.10.72	C/A.
04517	Mr. T. H. Brins	+ Sitting room Bedroom bathroom	19.1.78	N/A REF
BR 7604	"	CONVERSION/ALTS. GROUND FLOOR	29.12.77	REF. N/A
BR 7802	"	" 2/STOREY EXTENSION	7.3.78	REF. N/A
BR 19490	MR. PARKES	S/ST. EXT. / BATHROOM	29.10.82	APP. N/A
[illegible]383	"	"	18.11.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

25 JAN 2000

Mrs C Hurst
Senior Technical Assistant
Development Control Admin.
Wokingham District Council

25.JAN.2000* 0428

Ref. 83 Beechwood Avenue Woodley RG5 3DF

Dear Mrs Hurst

Further to your letter dated 20 January 2000, please find enclosed resubmitted application with the additional information requested

Item 2. Location plan with scale and north point indicated

Item 5. Block plan 1:500 showing 4 car parking spaces.

I have discussed item 9 and 11 with the Highways Department, Janet Cook, who advised me that as the road, Beaufield Close, is unclassified, and we do not require Planning permission to construct the proposed new opening to the above property. Therefore we have not sent these additional details you requested.

Janet Cook has explained the required procedure and we will be carrying this out as a separate issue. We have deleted from the title block reference to the new opening, and hopefully you can now register the application.

Yours sincerely

K Hodg

p.p. Mr R Harrison

24.01.2000

Environmental Services

For office use only.
Application number: 25 JAN 2000 0428

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 R.J. HARRISON 83 BEECHWOOD AVENUE WOODLEY RG5 3DF 01189 262352
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	83 BEECHWOOD AVENUE WOODLEY RG5 4DF
4	Give brief details of the proposal for example, two storey side extension.	About the application SINGLE STOREY REAR EXTENSION FIRST FLOOR SIDE EXTENSION ~~REPLACE NEW GARAGE~~
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use, for example, red brick to match any existing bricks and dark stained timber.	MATCHING ROOF TILES, MATCHING BRICKWORK + VERTICAL TILES HANGING
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

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 08/01/2000

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