APPLICATION NO:
F/2002/8123

LOCATION:
32 Larkswood Drive, Crowthorne.

APPLICANT:
Mr/Mrs Mitchell C/O 4th Dimension Arch Design

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

EARLIEST DATE FOR DECISION **02/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2003

CASE OFFICER: **Heidi Lynch**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mitchell
C/O 4th Dimension Architectural Design
Tregosse House
Treknow
Cornwall
PL34 0EP

Application Number: F/2002/8123

Parish: **WOKINGHAM WITHOUT**

Location: **32, Larkswood Drive, Crowthorne.**

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

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. The ensuite window in the rear elevation at first floor level of the development hereby permitted shall not at any time be glazed other than with obscure glass at first floor level.

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 with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extensions 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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/01/2003

Notice checked by: _____

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER HL

SITE DETAILS

PLANNING APPLICATION NUMBER	8123
BUILDING CONTROL NUMBER	4109
~~APPLICANT~~/AGENT	4TH DIMENSION ARCH. DESIGN
ADDRESS OF SITE	32 LARCHWOOD DRIVE
DESCRIPTION OF PROPOSED WORK	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	5295/05A	5925/05
FLOOR PLANS	5295/03A 5295/04A	5925/03 5925/04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23.01.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NO	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16.4.03	

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	

Application Number: F/2002/8123

Appraisal:
The proposed development is a two-storey side extension and single storey front and rear extensions to a detached dwelling within the identified settlement of Crowthorne. The property is a two-storeyed dwelling with an existing single storey rear extension and a detached garage to the side. The surrounding residential area comprises detached dwellings.

It is proposed to demolish the garage and re-build it at the side of the dwelling. It will project forward of the front flank wall of the house, to the same level as the front porch. The roof above the front porch will be extended across the garage on the front elevation. The two-storey side extension comprises the garage at ground floor level with an ensuite bedroom above. It will be 3.3m in depth from the side flank wall of the house. The extension will step in at the rear due to the boundary line sloping inwards. At this point it will be 2.9m in depth from the side flank wall of the house. The first floor extension will be stepped back 0.5m from the front flank wall of the existing house. It will have a pitched gable-end roof above it matching the existing roof, and will be the same height. The first floor extension will finish flush with the rear flank wall of the house.

The single storey extensions to the rear of the house comprise a breakfast room and study. The breakfast room will be the same depth as the existing single storey rear extension (3.3m) and will be flush with the existing side flank wall of the house (3.7m in width). The study extension will be 2.9m wide and 2.0m in depth.

Impact upon neighbouring properties
The most affected properties will be nos. 34 the adjoining property to the north and no.30 the adjoining property to the south. The proposed front extension for the garage is of a small scale and is not considered to have any affect on the amenity of neighbouring properties.

No.30 is not considered to be affected in terms of daylighting or overbearing issues. This is because there is an existing single storey rear extension in place and the proposed two-storey extensions will not be seen from this property. The proposed single storey rear extensions will be on the other side of the existing rear extension. It is therefore considered that the amenity of no.30 will not be adversely affected by the proposed extensions.

No.34 is also a detached property however due to the nature of Larkswood Drive, it is located at an angle to the dwelling on the application site. The owners of this site have objected to the application due to the following reasons:

- Loss of light to rooms in house and overshadowing of garden amenity area;
- Incorrect plans submitted;
- Overbearing; and
- Loss of privacy.

No.34 has two windows at ground floor level facing the application site. These windows are both obscure glazed and are secondary smaller windows to a habitable room. These windows may suffer from a loss of light especially as they are south facing, however there is a large window on the rear flank wall of the house that also gives light. It is therefore considered in the circumstances that loss of light to the dwelling at number 34 does not warrant a refusal.

The proposed development has no windows in the side elevation and therefore no overlooking of no.34 will occur. The first floor rear elevation window is to an ensuite and can therefore be conditioned to be obscure glass. The first floor front elevation bedroom window will face the street, however when looking out of the window at a 45 degree angle some of the side amenity area of no.34 will be overlooked. This is considered to be to a minor degree and does not warrant refusal.

The owners of no.34 believe the first floor of the proposed development to be overbearing to their side amenity area. The owners of no.34 have developed an amenity garden area to the front of their site and have recently planted many trees etc to make it secluded and private. The development will result in a two-storey brick wall being built within 0.3m of the side boundary at the closest point, for a distance of 6.1m. However the first floor part of the proposed development follows the lines of the existing house. The two-storey element will create a

'narrowing tunnel' effect between nos. 32 & 34. However the first floor component will also be adjacent to the front extension on no.34. It is therefore considered that the first floor element of the side extension would not have an overbearing impact on the front amenity area of no.34.

2. Impact upon the street scene

The front extension, new roof along the front elevation and two-storey side extension will be seen from the street. The two-storey side extension is considered to be large but will fit in with the existing house. The first floor element is set back from the front flank wall by approximately 0.6m and therefore would not contribute to a terracing effect should the neighbouring property extend their dwelling in a similar manner. This is especially due to the site being located on a bend in a road and the neighbouring house being orientated differently. The proposed roof along the front of the house providing the garage extension and front porch is considered to add character to the house. The extensions will be constructed in materials to match the existing and will not look out of character with the rest of the house. They are therefore considered to have no adverse impact on the street scene.

Recommendation: Approval: ✓ Refusal:

Application No: 2002/8123

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1	C001	R001	
2	C014	R014	
		R045	The ensuite window in the rear elevation at first floor level of the development hereby permitted shall not at any time be glazed other than with obscure glass at first floor level
3	C044	R044	Insert –side elevation of the extensions
Informatives for Approvals: N16			
Policies - done			
South East Area Local Plan: SBE1, SBE2			
Wokingham District Plan: WBE1, WOS3			
Berkshire Structure Plan: EN1			

Signed: T. Ewalson Date: 23/1/02

Copy of decision to:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/8123

Applicant : Mr/Mrs Mitchell C/O 4th Dimension Arch Design.

Location : 32, Larkswood Drive, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/01/03

Date of Neighbour Notifications : .....

Date of Site Visit : 6/01/03

Date Registered : 04/12/2002

Earliest Date for Decision : 02/01/2003

Latest Consultation Date/Site Notice Expiry Date : 02/01/2003

This application will have expired on: 29/01/2003. 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 :

— Wokingham Without Parish - ~~no comments~~ object to application

n° 34 - objects to application

Planning Issues :

Identified settlement

South East Local Plan

Look at street scene issues? orientation of dwellings means minimal loss of gap

RECORD OF SITE VISIT

SITE ADDRESS: 32 Larkswood Drive Crowthorne.

APPLICATION NUMBER: F/2002/8123

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Detached garage.
Has garage along side of house + single sty rear extension.
Garage is right against side boundary with n° 32. Gable end roof.

3. DESCRIPTION OF SITE/BUILDING

Detached house.
all detached houses w gable roofs different orientations.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n° 32. Side windows at ground floor level both obscure glass - 2'day window to lounge.
Has over 2.0m high fence along side boundary.
Rear amenity area at front of house & 2 sty ext may over bear.
Conifer hedge where fence finishes.

5. SITE CONSTRAINTS

TREES On neighbours site

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT high fence along front.

OTHERS

* On bend in road.

n° 32 - overlooking of rear garden
1 have front amenity garden worried about loss of light & overlooking.
Spaces between other houses in area.

Trevor Watson

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 12 January, 2003 5:06 PM
To: Trevor Watson
Subject: Application F/2002/8123 32 Larkswood Drive, Crowthorne

larkswood2.doc

Trevor

This application has been dealt with by Heidi Lynch. She was due to pass on her recommendation but had waited for the submission from the neighbour at No 34. This delayed comment had been agreed in view of the Christmas/NY break - we spoke about this - although possibly not identifying the specific application I was referring to at that time!

I note that the neighbour's comments cover a wide number of issues where he believes the council's guidelines are not being met. Hoewever the start point is that he contests the accuracy of the plans submitted. Clearly definitive views cannot be made until the accuracy of the plans has been verified.

I would wish to put in a 'holding' objection based on questioning the basis of the current views of Heidi Lynch (to approve) and to request we discuss this before any delegated decision is made.

Regards, angus ross
PS My response to neighbour attached

FROM: Cllr Angus Ross
By The Stream
Soldiers Rise
Wokingham, RG40 3NE

Representing Wokingham Without Ward

13th January 2003

Mr & Mrs C Davis
34 Larkswood Drive
Crowthorne
RG45 6RL

Dear

PLANNING APPLICATION 32 LARKSWOOD DRIVE

I spoke to the Planning Officer dealing with this application on Friday. I am satisfied that she will not be making other than an interim recommendation based on her work to date, taking account of her imminent departure.

I have notified her Manager that I want to discuss the application once your comments have been studied. Thank you for dropping off a copy for me.

The initial concerns I have are on the apparent inaccuracies in the application plans. Clearly the decision must be based on the `facts'.

I understand that the current officer view is that, taking the applicant's plans, the development met our guidelines. I am keen to view this closely again with the officers, again once your submission has been checked out.

I have put in a `holding objection' based on the above. I will come back to you once I hear more.

Yours sincerely

ANGUS ROSS

cc. T Watson Development Control Manager, WDC

larkswood2.doc

Wokingham Without Parish Council Consultation Sheet

Officer	Heidi Lynch
No	F 2002 8123
Proposal	two storey side extension to dwelling and single storey rear extension
Site	32 Larkswood Drive, Crowthorne.

PLANNING SECTION
POL
CS
CS
14 JAN 2003
COPIES TO
FILE:

Although this Council had already returned 'no comments' on this application, the neighbours at No.34 to the North of the site have since claimed that the drawings with this application are incorrect in various details, in particular the size of both existing dwellings and the relative position of the two. This Council are in agreement with the neighbours, that if their revised drawings and supplementary drawings are correct, there would be a considerable loss of light and privacy, if the development were allowed, leaving the area of his property between the buildings as a narrow area, with very little light during much of the day.

It is essential that these details are carefully checked, before any decision is made. Please also read my fax dated 23rd December.

The neighbours are concerned that Heidi Lynch is due to leave the planning office and wishes to clear the application from her desk before she leaves. I have tried to reassure them that all applications will be properly considered and not rushed though just for expediency.

Signed :
Clerk to Wokingham Without Parish Council

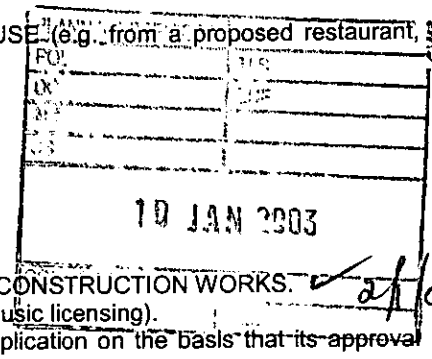
17 December 2002

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8123. (Case Officer:Heidi Lynch)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8123

YOUR NAME: Mr. C.P. DAVIS

YOUR ADDRESS: (if these details are incorrect please amend)
34 LARKSWOOD DRIVE
CROWTHORNE
BERKSHIRE
RG45 6RL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

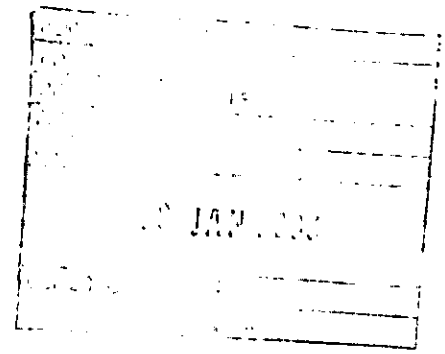
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

Further to my letter dated 31 December 2002, I enclose details of the various reasons for my objection to the above Application and other comments, prepared as a Introduction and Seven Section Submission.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE



PLANNING APPLICATION NO. F/2002/8123

Site Address: **32 LARKSWOOD DRIVE, CROWTHORNE**

COMMENTARY & OBJECTIONS TO THE APPLICATION BY

THE OWNERS OF 34 LARKSWOOD DRIVE, CROWTHORNE

9th January 2003

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INTRODUCTION – APPLICATION INACCURACIES

The 1:500 plan drawing and the 1:100 Elevations drawing each contain an inaccuracy that distort aspects of the layout and geometry, and therefore prospective effects of the proposed extension upon the neighbouring property #34 Larkswood Drive.

The 1:500 scale plan described above incorrectly indicates the position of #34 footprint and omits part of the front of the structure. These errors dilute the actual "side-by-side" status of #32 north side wall and #34 south side. The 1:500 plan overleaf has been marked up to show these errors.

The various elevations of #32 shown on Drg 5295/05 of the application are geometrically incorrect as the vertical proportions have been significantly under-estimated.

(i) The underside of eaves level to the proposed two-storey extension is 5.5 metres above the existing ground level. However, this point scales as a height of 4.8 metres.

(ii) The height of the roof is 9.0 metres. However, this point scales as a height of only 7.8 metres.

Any calculations regarding angles of light or shadowing should be calculated taking account of the actual height of the structure with further allowance for the 300mm crossfall from #32 to #34.

In view of the above it is inappropriate that the application be determined until accurate drawings have been submitted.

SECTION ONE - LIGHT

SECTION ONE - LIGHT

(a) **Loss of Daylight**

W.U. issued Planning Guideline B.2 in September 2002 entitled "Guildlines for extending your home". This document provides guidelines regarding the loss of light to neighbours.

The acceptability or otherwise of planning proposals in relation to loss of light will take account of the advice of BRE Report BR.209. In particular, a 45 deg angle if the extension is at an angle to a window (see Figure 2) and a 25 deg angle "if direct facing" is recommended.

A breach of these recommendations may lead to a refusal. Furthermore, refusal is contemplated even if these Guidelines are not breached.

The proposed extension to # 32 Larkswood Drive included :-

(i) Two storey side extension almost up to the boundary with #34 Larkswood Drive.

(ii) A single storey side/read extension also almost up to the boundary with #34.

The # 32 existing property and both of the above north facing extensions are set at an angle of approximately 30 deg to the south face wall of # 34.

The south face of # 34 contains two windows, one towards the east end of that wall and one towards the west end (see marked up plan).

The geometry and position of the side/rear single storey extension breaches the concepts of both the "45 deg angle" and the 25 deg "direct facing" principle in relation to the east window to # 34.

The geometry and position of the two storey side extension breaches the 25 deg "direct facing" principle in relation to the "west" window by a wide margin, with actual elevations of 58 ° calculated, and also the east window with an angle of 30°.

(b) Loss of Internal Sunlight

The principles described in the Planning Guidelines for light follow the advice of BR Report 209. This recommends that the maximum 25 deg angle principle described above be applied with respect to sunlight. The proposed two-storey extension obstructs sunlight to the # 34 west window at a far greater angle as described in section 1 (a) above.

(c) A primary principle of B2 Guidelines and BR 209 with respect to light is "to minimise the impact on existing properties".

I understand that the Planning Department are intending to reject the "loss of light" element of this objection on the grounds that the two south facing windows are "secondary and obscure".

The window described as "main" faces east and therefore only makes a partial contribution to the daylight and sunlight in the room, mostly at the east end.

The primary dimensions of the room are 20ft x 11 ft.

The 20ft dimension is the south facing wall and has two windows which currently make a very significant contribution to the light in the west end of the room, particularly from mid-morning onwards throughout the afternoon.

I have conducted a partial simulation of the overshadowing that would occur if the two storey extension were to be built; and there is a notable significant loss of light in the room and without the existing light the west end of the room is very poorly lit. BR 209 contemplates loss of light to parts of a room, particularly rooms of some depth.

The windows have obscure glass to maintain privacy of the room and south side garden area of #34, from the rear garden of #32, and to deter intruders.

I intend to execute a full-scale simulation of the overshadowing with scaffolding and sheeting to replicate the proposed two-storey extension.

SECTION 1 DAYLIGHT AND INTERNAL SUNLIGHT

APPENDIX

25° DIRECT FACING ANGLE CALCULATIONS

PART I

34 WEST WINDOW

Window mid-point - height above G.L. = 66" = 1.68 metres

32 TWO-STOREY EXTENSION

Nearest point to West Window is North East Corner – Gutter

- height above G.L.. = 5.70 metres

(Scaled height is 5.0 metres)

G.L. DIFFERENCE #32/34

Fall of **300mm** from #32 to #34

Relative height = 5.70 + 0.3 – 1.68 = 4.32 metres

DISTANCE

From window mid-point to end of Gutter = 2.70 metres

$$\frac{\text{Distance}}{\text{Height}} = \frac{2.70}{4.32} = 0.61 =$$ **58° angle (exceeds 25° max. allowable)**

SECTION 1 DAYLIGHT AND INTERNAL SUNLIGHT

APPENDIX

25° DIRECT FACING ANGLE CALCULATIONS

PART II

#34 EAST WINDOW

Window Mid Point - Height above G.L. = 66" = 1.68metres

#32 STUDY EXTENSION

Nearest point to East Window is North End of Facia Roof

Height above G.L. = 2.50 metres

G.L. DIFFERENCE #32/#34

Fall of 300mm from #32 to #34

Relative Height = 2.50 + 0.3 - 1.68 = 1.12 metres

DISTANCE

From window mid Point to end of Facia/Roof = 2.0 metres

$$\frac{\text{Distance}}{\text{Height}} = \frac{2.0}{1.12} = \text{30° angle}$$ **(exceeds 25° max allowable)**

N.B. This angle increases to 33° angle when measured to the highest point of Study roof (north end).

SECTION TWO - ADVERSE EFFECTS UPON THE AMENITIES OF #34 LARKSWOOD DRIVE AND OCCUPANTS

SECTION TWO - ADVERSE EFFECTS UPON THE AMENITIES OF #34 LARKSWOOD DRIVE AND OCCUPANTS

Introduction:

(a) The juxtaposition of the existing rear garden to #34 relative to the garden of #32 is indicated on the 1:500 scale plan of the various properties, included within the Planning Application. This clearly indicates the triangular shape of #34 rear garden, with the fenced boundary between # 32 and # 34 cutting across the width of #34; providing visual access from the garden of #32 to the rear face of #34, and a reduction in privacy.

The occupants of #34 decided to construct private gardens to the south side and the front of the property not directly visible to the occupants of #32.

A considerable amount of work has already been carried out with considerable expense, including the creation of new lawns to the south side, new south side fencing, purchase of numerous mature bushes to create a quiet peaceful south-facing garden bathed in sunlight for most of the day. Materials and plants for the remaining paving, walling and planting have already been purchased.

The 1:500 scale plan described above incorrectly indicates the position of #34 footprint and omits part of the front of the structure. These errors dilute the actual "side-by-side" status of #32 north side wall and #34 south side. The 1:500 plan has been marked up to show these errors, and is appended to the introduction to this report.

COMMENTARY:

The construction of the proposed two-storey extension almost up to the north/south boundary line of the two properties will destroy the amenity of this sunny, secluded garden area adjacent to the south wall of #34.

The proposed two-storey structure is 5.8 m (19 ft) high at gutter level and 9.3m (30 ft) at roof ridge level. This structure will be constructed only approximately 3.5 m (12 ft) minimum to, 5.8m (19 ft) maximum from the south wall to #34.

In simple terms, at no point will the angle from ground level at the foot of #34 south wall to the top of the two-storey side extension be less than 45°, with a maximum of 69°. The average angle is 62°, the angle of the sun at noon on 21 June, the maximum angle of inclination in the year.

As a result, more than 75% of the south side garden would then be in permanent shadow for 8 months of the year, rising to 80% for 6 months.

The extent of this permanent shadowing is indicated on the 1:50 Drg No. 5295/03 appended to this section.

SECTION THREE - OVERSHADOWING

SECTION THREE - OVERSHADOWING

The height and close proximity of the two-storey side extension have been identified within the text of Section 2 (effect upon amenities) above.

A marked up copy of the Planning Application Dwg No 5295/03 is appended to Section 2 indicating the proximity of the adjacent walls. The various heights of this extension have been established on site, taking account of the 300mm fall from #32 towards #34.

The limits of 8 months and 6 months continuous shadowing almost up to the south wall of # 34 are also indicated.

This is clearly a contravention of the requirements of the Unitary Guidelines for extensions (clause 2.2) which requires that extensions should "not dominate or unreasonably over-shadow adjoining buildings or garden areas".

SECTION FOUR - OVERBEARING

SECTION FOUR - OVERBEARING

The construction of the two-storey side extension would create a narrowing "canyon" effect when viewed from the side front gardens of #34. The oppressive environment created by such geometry is sometimes difficult to envisage prior to construction.

A series of cross-sections to demonstrate the overbearing effect are enclosed as an appendix to this section.

However, there are some adjacent properties that were originally constructed close together. Some of the gap dimensions between these houses give a preview of the overbearing nature of the two-storey side extension and viewing is recommended.

In particular, the massing of two-storey development very close to the common boundary will have a totally unacceptable impact in terms of the amenities of the occupier of #34. Moreover, the juxtaposition of houses in this part of Larkswood Drive mean that #32 is particularly prominent. The addition of such a large extension will therefore increase this prominence, to the detriment of the street scene and visual character of the area.

SECTION FIVE - LOSS OF PRIVACY

SECTION FIVE - LOSS OF PRIVACY

The south side garden to #34 extends round the front of the property up to the front hedge and hedge alongside the drive.

The creation of a private garden in the front and side of the property to provide an amenity and privacy have been described in section 2 above.

The application front elevation drawing shows a window in the west end wall of the first floor bedroom above the garage. This window will have an obtrusive view of our front garden causing a loss of privacy.

I understand that the planning department are intending to reject this section of the objection on the grounds that the window is at an angle to the front garden and therefore any viewing would have to be at such angle.

The regular use of the south side and front areas of our garden have been highlighted, and there is no guidance that such privacy loss should be rejected on the basis that the window is not "direct facing".

SECTION SIX - CONCLUSION

SECTION SIX - CONCLUSION

(i) I must raise the strongest objection to the proposed construction of the two-storey side extension and the single-storey rear/side extension (study/utility room), on the various grounds described in sections 1 – 5 above.

(ii) The proposal contravenes the Local Authority's recently adopted Supplementary Planning Guidance, in several respects, as indicated above. As such, it must follow that the proposal is in breach of Policy WBE1 of the soon to be adopted Wokingham District Local Plan. I understand that Government policy requires that such Local Plan policies are the major consideration as far as the determination of planning applications are concerned.

In particular, I note that Policy WBE1 requires regard to be had to Supplementary Planning Guidance, when considering planning proposals. Given the objections made above, it therefore seems to me that the proposal contravenes a) environmental impact, b) visual impact e) the local townscape, f) layout, form, scale and massing, h) privacy and amenity, and I) relevant Supplementary Planning Guidance.

I have no strong objection to the central single-storey rear extension (breakfast room).

SECTION SEVEN - OTHER COMMENTS

SECTION SEVEN - OTHER COMMENTS

(1) I understand that the contents of my various documents issued to you regarding this planning application are available for inspection by the general public. In the event that any further presentations, documentations or facts whether verbal, in writing or electronic are submitted to the Unitary by the applicant or his representatives, advisors, et al, I wish to be advised and provided with full details, and allowed a reasonable time to respond, comment.

(2) Leylandii concept

The Government have recently issued a policy statement regarding the introduction of legislation to enforce reduction of obtrusive leylandii and other hedges adjacent to boundary lines, limiting them to a height of approximately six feet. It seems that in view of this conceptual Government policy it would be inappropriate for obtrusive extensions in similar positions to be approved. The applicants proposed two-storey extension would clearly fall into this category, as would the single-storey side/rear proposal.

(3) In the event that the application is approved, a condition should be applied that no windows may be added to the north wall of #32 at ground or first floor level.

(4) The main foul drainage for several other properties in Larkswood Drive runs along the back of the properties and would pass under the single storey extensions proposed and close to the two-storey proposal. Measures should be taken during any construction to prevent any temporary or permanent damage to this drainage, and provision made to ensure immediate access to limit health hazard.

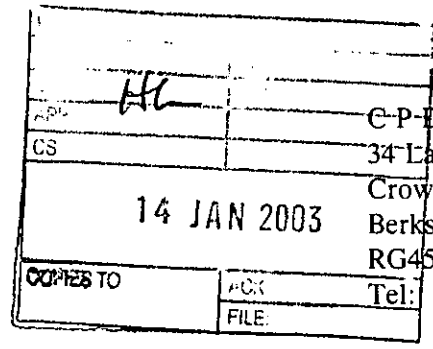
(5) It is very disappointing that the applicants made no attempt to discuss the application prior to submission, contrary to the recommendations of the B2 Guidelines.

(6) The orange public street notice was not displayed until the evening of 19th December 2002, nine days after the start of the comment/objection period.

(7) In the event that this planning application is approved, no access to my property will be provided for construction. No availability of our air space for any temporary or permanent works will be made (this would include any roof or eaves construction).

Obs

Already listed



Your Ref: Heidi Lynch
F/2002/8123
14 January 2003

C P Davis
34 Larkswood Drive
Crowthorne
Berkshire
RG45 6RL
Tel: 01344 771729 *(evening)*
01344 426826 ext 2126 *(day)*

Delivered By Hand

Wokingham Environmental Services Department
Planning Services

Dear Ms Lynch

Planning Application - 32 Larkswood Drive
Application No. F/2002/8123

My Objections & Comments submission relating to the above Planning Application was delivered by hand on Friday, 10 January 2003.

Section 4, Page 8, Para 2 refers to a series of cross-sections enclosed as an Appendix. Unfortunately, during the rush to submit on time these Sections were erroneously omitted. These Sections are enclosed with this letter.

Yours sincerely,

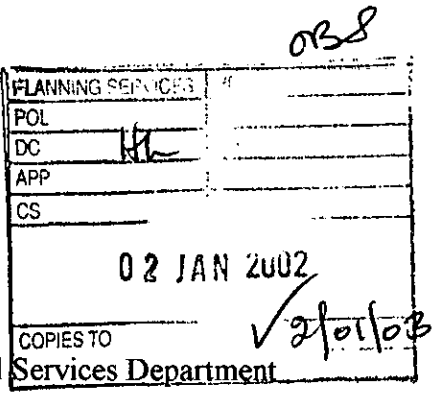
C P Davis

Your Ref: Heidi Lynch
F/2002/8123

31st December 2002

Delivered by Hand

Wokingham Environmental
Planning Services



C.P. Davis
34 Larkswood Drive
Crowthorne
Berkshire
RG45 6RL

Tel: 01344 771729

Dear Ms Lynch,

Planning Application - 32 Larkswood Drive
Application No. F/2002/8123

I refer to our telephone conversation of 17 December 2002, and my letter dated 19 December 2002, confirming agreement to an extension of the response/ comments period to 10th January 2003. Unfortunately my house number on the 19th December letter was incorrectly typed as "4". The correct number is "34"; please amend your copy of the letter.

I have managed to arrange a single brief consultation before Christmas but the people from whom I am seeking advice are not fully available until after the New Year.

However, I thought it only proper to advise you of my initial objection to the Planning Application for 32 Larkswood Drive because of a number of detrimental effects upon my property, including the following:

1. Loss of light
2. Adverse effect upon the amenities of my property
3. Overshadowing
4. Overbearing
5. Loss of Privacy

I hope to provide further details of my concerns as soon as possible, following further consultations.

Yours sincerely,

C. P. DAVIS

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

PLANNING SERVICES | HPT 64536
PCL | TLS
DC | ENF
APP
CS
23 DEC 2002
COPIES TO | File

FAX MESSAGE

TO: WDC Dev.Control. **ATTENTION:** Heido Lynch.

FROM: John Grant. **DATE:** ---- 23 December 2002

Your ref. F/2002/8123. - 32 Larkswood Drive.

The neighbour in the adjoining property to the north side has called here today and looked at our version of the plans. He is very concerned about and opposed to the application because of the size and siting of the extension which he complains will overlook his lounge and take out much of his light.

He also advises me that the site plan is inaccurate and does not give a true picture of the relative position of the two houses. He was upset to find that my Council have already passed the plans without comment, and I have explained to him that yours is the determining authority and that mine has to work to your deadlines as far as possible as just another consultee.

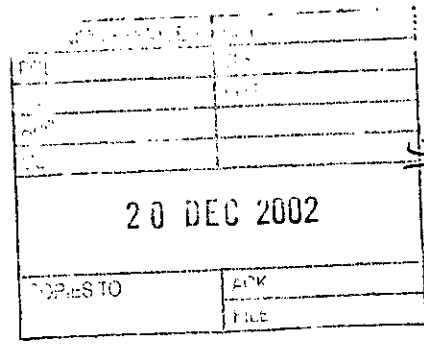
I am concerned however if the site plan is inaccurate and if my members have therefore returned 'no comments' on wrong information. I have assured him that if his objections are valid and he can support his case with clear information about how guidelines would be breached you will consider his points carefully, as it is effectively too late for my Council to re-consider. He is also concerned that a letter has already been sent to the applicants' architects by you, he tells me, that almost assures them that the application should go through? Has he misread the letter?

Regards, and have a good Christmas,

John Grant.
Clerk to the Council.

cc. Cllr A Ross
Mrs J Tobin.

Your Ref: Heidi Lynch
F/2002/8123
19 December 20023



C P Davis
34 Larkswood Drive
Crowthorne
Berkshire
RG45 6RL
Tel: 01344 771729

Delivered By Hand

Wokingham Environmental Services Department
Planning Services

Dear Ms Lynch

Planning Application - 32 Larkswood Drive
Application No. F/2002/8123

I refer to our telephone conversation on the afternoon of 17 December 2002, regarding the time period for comments/objection to the above planning proposal.

In view of the difficulties associated with the formulation of my response over the Christmas and New Year period, arising from lack of access to professional advice, I confirm our agreement to an extension to the response period from 31 December 2002 to 10 January 2003.

I understand that you are intending to make a site visit in the New Year, and I would welcome the opportunity to meet you then, and would be grateful if you could telephone me as soon as your visit date is finalised so that I may re-arrange my diary to ensure availability.

I thank you for your consideration in these matters.

Yours sincerely,

C P Davis

C P Davis

Wokingham Without Parish Council Consultation Sheet

Officer	Heidi Lynch
No	F 2002 8123
Proposal	two storey side extension to dwelling and single storey rear extension.
Site	32 Larkswood Drive, Crowthorne.

Committee's Comments

No comments.

Signed : _____
Clerk to Wokingham Without Parish Council

17 December 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8123
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

* Pre-app attached *

Application Number : F/2002/8123	Map No : 109
Case Officer : HL	Site Area : 0.05
Valid Date : 4/12/02	Received Date: 04/12/2002

Level : Delegated Application

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

Location : 32, Larkswood Drive, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr/Mrs Mitchell C/O 4th Dimension Arch Design.

Fee Required: £110 Fee Received: £110 (2)

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	DO not show proposal.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map

.....

.....

* pre-app attached *

Received by Wokingham District Council

Application No: F/2002/8123

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

Location:
32, Larkswood Drive, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8123 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/01/2003. 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

10 December 2002

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: 7th November 2002
Ref: HL/Crowthorne/Pre-app 32 Larkswood Drive

04.11.2002

WOKINGHAM UNITARY
Environmental Services Department
Planning 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

Richard Hart
Fourth Dimension
The Studio
Tregosse House
Treknow
Cornwall
PL34 0EP

Dear Mr. Hart,

RE: PROPOSED SIDE & REAR EXTENSIONS TO DETACHED HOUSE

I refer to your letter received on the 21st October 2002 with reference to the above.

The property is located within the identified settlement of Crowthorne. In principle this development would be considered acceptable subject to street scene issues and loss of amenity to neighbouring property owners.

Firstly, the proposed extensions to the house would have to look in character with the rest of the dwellings in the surrounding area. This could only be assessed more fully as part of the planning application, as a planning officer will make a site visit. It is advised that any new building be designed to fit in with the surrounding dwellings as much as possible. The planning officer would also look at loss of gaps between houses. In this case it is noted that the two-storey side extension will be close to the boundary line, however this will be assessed more fully on site.

In terms of the impact on the amenity of surrounding property owners, three elements would be considered as part of an application:

- Daylight loss;
- Overlooking and loss of privacy; and
- Overbearing issues.

The two-storey side extension will be close to the side boundary with no.34. If there are any side elevation habitable room windows, the extension may result in a loss of light to this property. The proposed development only shows windows on the rear flank wall of the two-storey extension, so this should not result in any further overlooking than the existing first floor windows on the house. This is especially as it is to an ensuite bathroom and could be conditioned to be obscure glass. Therefore there should be no loss of privacy to no.34.

As the first floor element of the proposed is to the side of the house, it is considered that the proposal should not result in an overbearing impact on the neighbouring property no.34, especially as this property extends further back into the plot. This however is dependent on whether there are any windows/access points on the side elevation of no.34 and would need to be assessed more thoroughly on site.

The single storey rear and side extensions appear to be acceptable as they fit in with the existing single storey extension. However they would also have to be assessed in terms of daylighting impacts. I note that the existing extension has a flat roof and the proposed have pitched roofs. It could be possible to change the existing flat roof to a pitched roof to match that proposed, however this is only if there is no additional impact on the adjoining property owner no.30 which is located quite close to this side boundary.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

Heidi Lynch

Planning Officer

04 DEC 2002 8123

Fourth Dimension

ARCHITECTURAL DESIGN

The Studio, Tregosse House
Treknow, Cornwall, PL34 0EP
Telephone: 01840 779230
Email: richard@4thdimension.freeserve.co.uk

Ref: RTH/5295

Please reply to: Treknow Office.

3 December 2002

Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

04 DEC 2002
8123

Dear Sir,

RE: EXTENSION: 32 Larkswood Drive, Crowthorne.

Please find enclosed six copies of our drawings 5295/ 03/ 04 & 05 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

Also enclosed is a cheque to the value of £110.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

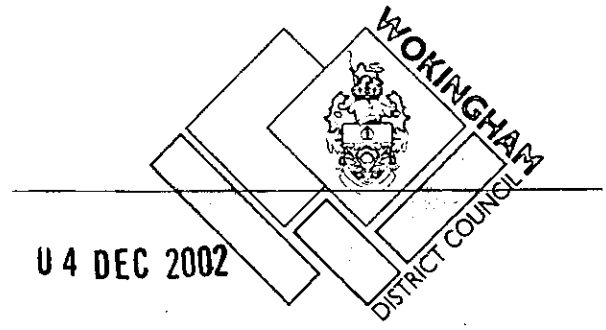
Offices also at:

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
Email: richard@4thdimension.freeserve.co.uk

Environmental Services

For office use only
Application number: 04.12.2002 8123

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	MR + MRS MITCHELL.
	Address and postcode	32 LARKSWOOD DRIVE, CROWTHORNE. BERKSHIRE.
	Phone number	
2	Agent's Name	4th DIMENSION ARCH. DESIGN.
	Address and postcode	'TREGOSSE HOUSE' TREKNOW TINTAGEL CORNWALL PL34 0EP.
	Phone number	01840 779230
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.	32 LARKSWOOD DRIVE CROWTHORNE BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	D/S SIDE EXTENSION S/S 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.	BRICK + TILE 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 ☑

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: 4th DIMENSION ARCH. DESIGN

on behalf of MR + MRS MITCHELL.

Date 3/12/02.

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

Organisation_Name	Building_Name	address1	Postcode
	✓	45LARKSWOOD DRIVECROWTHORNE	RG45 6RH
	✓	47LARKSWOOD DRIVECROWTHORNE	RG45 6RH
	✓	49LARKSWOOD DRIVECROWTHORNE	RG45 6RH
	✓	1LEA CROFTCROWTHORNE	RG45 6RJ
	✓	30LARKSWOOD DRIVECROWTHORNE	RG45 6RL
	✓	32LARKSWOOD DRIVECROWTHORNE	RG45 6RL
	✓	34LARKSWOOD DRIVECROWTHORNE	RG45 6RL
	✓	36LARKSWOOD DRIVECROWTHORNE	RG45 6RL
	✓	7WALMER CLOSECROWTHORNE	RG45 6RF
	✓	38LARKSWOOD DRIVECROWTHORNE	RG45 6RL

Neighbours list F/2002/8123

323 4900 003900

ADDRESS 32 LARKSWOOD DRIVE PARISH WOK/WITHOUT

PLOT No. 40 ORD. SHEET No. SU.8464 104

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/60	BROCKSTEAD LTD	SF DWELLINGS	7.10.60	APP C/A
72/61	"	REVISED ATTACHED HOUSE & GARAGE	26.6.61	APP C/A
P0/266/71	MR & M. SELLING	PLAYING ROOM	13.5.71	APP W/D
F/2002/8123	Mr/Mrs Mitchell	2/St S Ext, S/St R Ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074