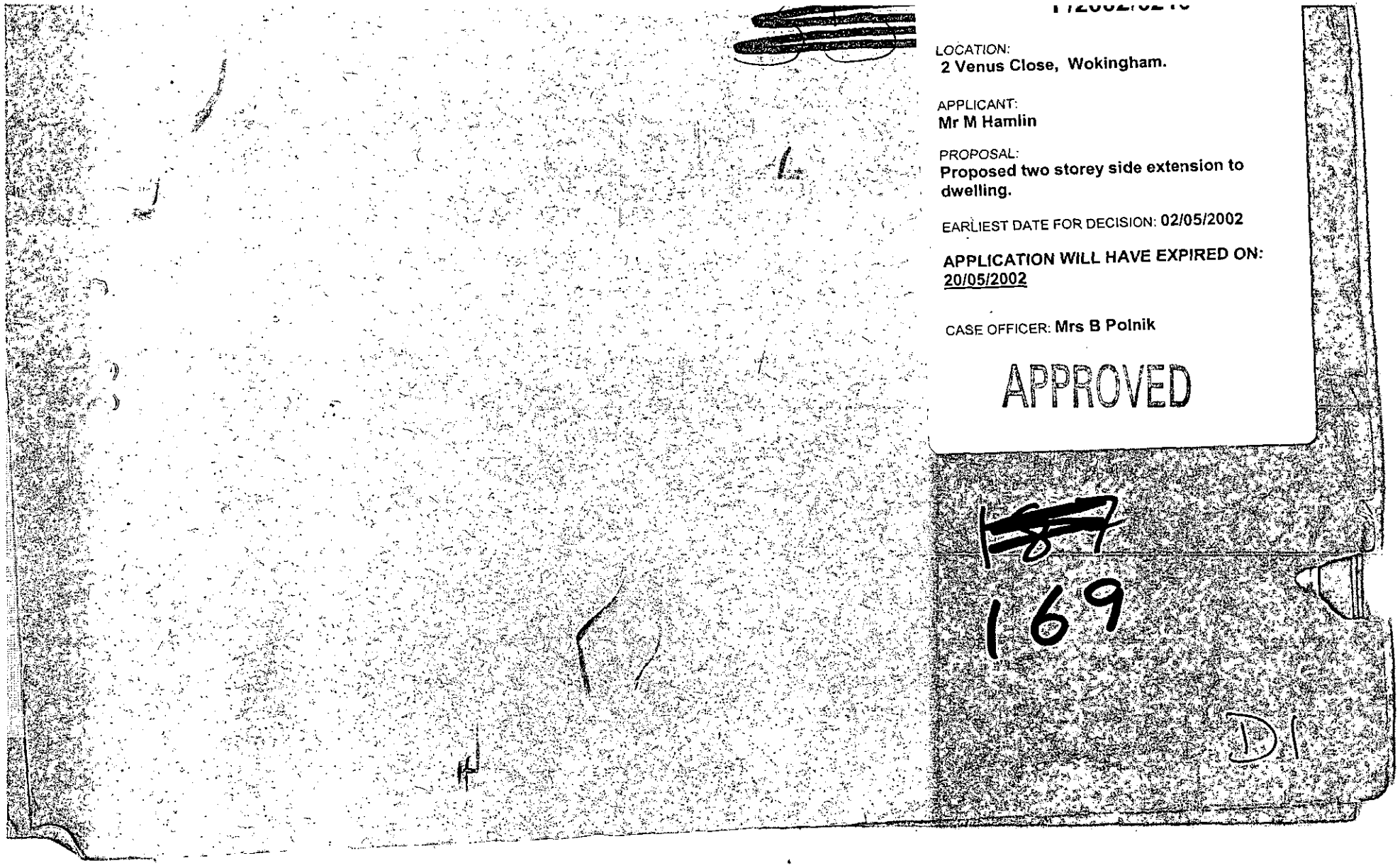


LOCATION:
2 Venus Close, Wokingham.

APPLICANT:
Mr M Hamlin

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Mrs B Polnik**

APPROVED

169

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Hamlin
2 Venus Close
Woosehill
Wokingham
Berks
RG41 3GG

Application Number: F/2002/6219

Parish: **WOKINGHAM**

Location: **2, Venus Close, Wokingham.**

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

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

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

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

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

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) the garage accommodation as shown on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of the extension hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plans 10/02A received by the Local Planning Authority on 29 April 2002, showing a revised parking layout and does not approve the proposals as originally submitted.

Informative
2. 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 STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6219	BP
BUILDING CONTROL NUMBER.	FP 2002/2961	
APPLICANT/~~AGENT~~	W M. Hamlin	
ADDRESS OF SITE	2 Venus Close, Woosehill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	10/01A	10/01
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/6/02	

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	

6219

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

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

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

PART I

1. CHAIRMAN

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

2. VICE-CHAIRMAN

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

3 MINUTES

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

4. APOLOGIES

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

19. APPLICATION NO: 2002/6219, PROPOSED SINGLE STOREY FRONT & FIRST FLOOR SIDE EXTENSIONS, 2 VENUS CLOSE WOOSEHILL WOKINGHAM, FOR: MR M HAMLIN

The Committee considered a report about this application set out on Agenda pages 302 to 308.

RESOLVED: That Application No: 2002/6219 be approved subject to the conditions set out on Agenda pages 304 to 305.

Development Control Ref No:	Received	Parish
F/2002/6219	25.03.2002	Wokingham

Applicant: Mr M Hamlin
Location: 2 Venus Close, Woosehill, Wokingham
Proposal : Proposed single storey front and first floor side extensions.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Planning History – This semi-detached house is sited within the settlement boundary of Wokingham. It is located on the north-eastern side of Venus Close a small cul-de-sac of 8 dwellings in Woosehill. The house is two storey with 2 bedrooms and an integral single storey garage to the side. In 1996 planning permission (25673) was granted for a single storey rear and side extension and use of part of the garage as accommodation. This consent has been implemented.

Proposal – The proposal is for a first floor extension over the existing garage at the side, to provide an additional bedroom and ensuite, and a single storey extension to the front of the existing garage so that the front is in line with the existing porch. The first floor extension would be set in 0.4m from the front of the dwelling.

The application is before the Development Control Committee because the applicant is an employee of Wokingham District Council.

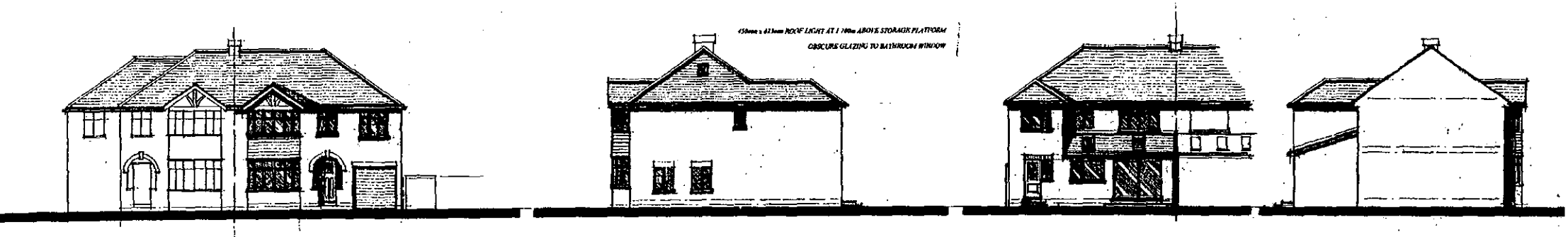
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

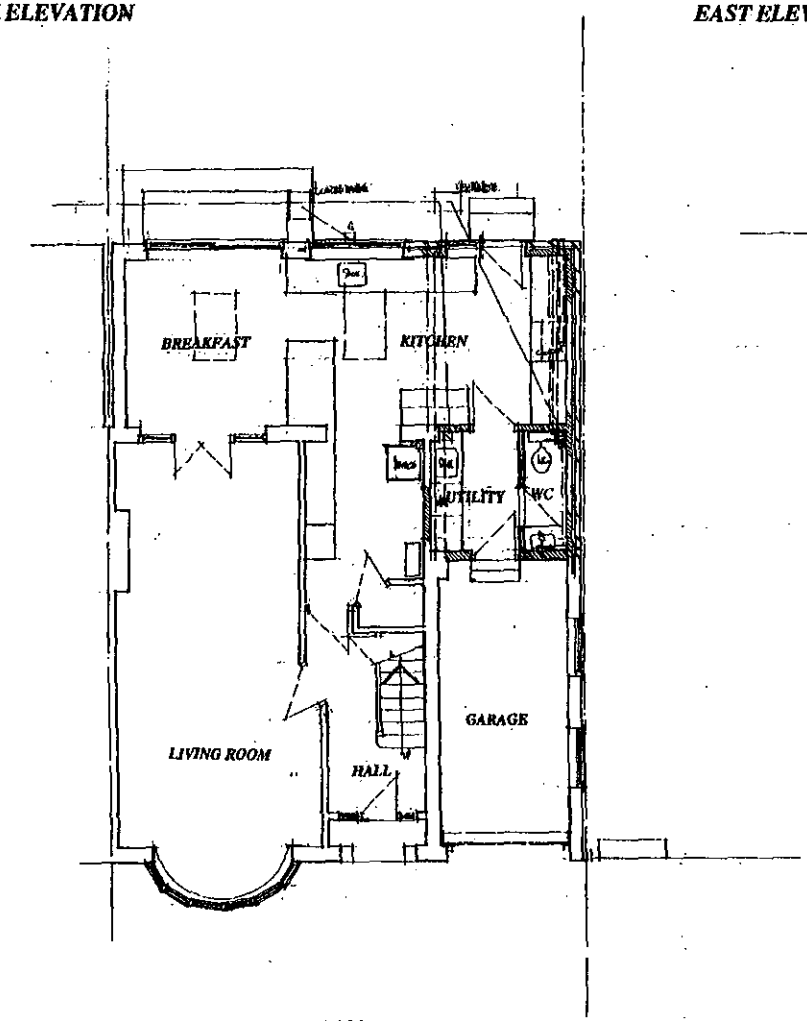


SOUTH ELEVATION

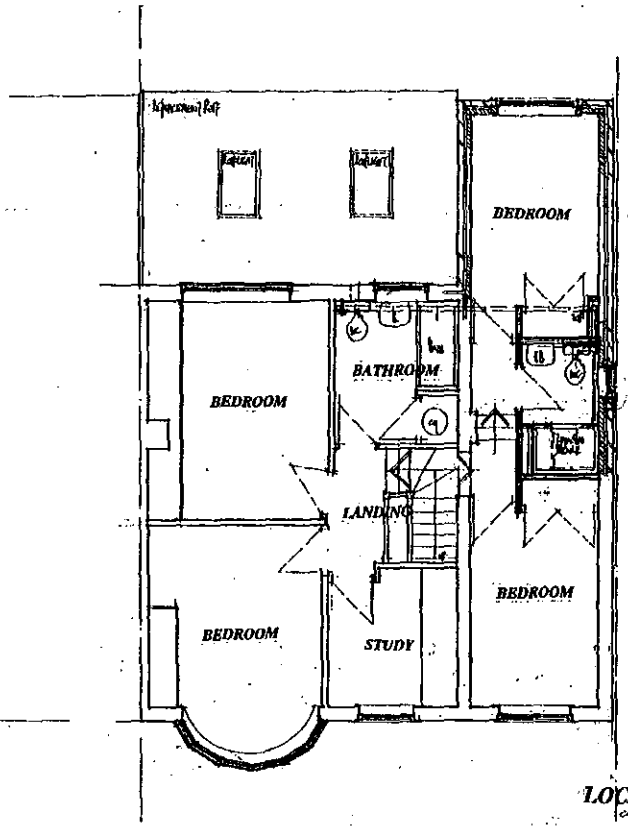
EAST ELEVATION

NORTH ELEVATION

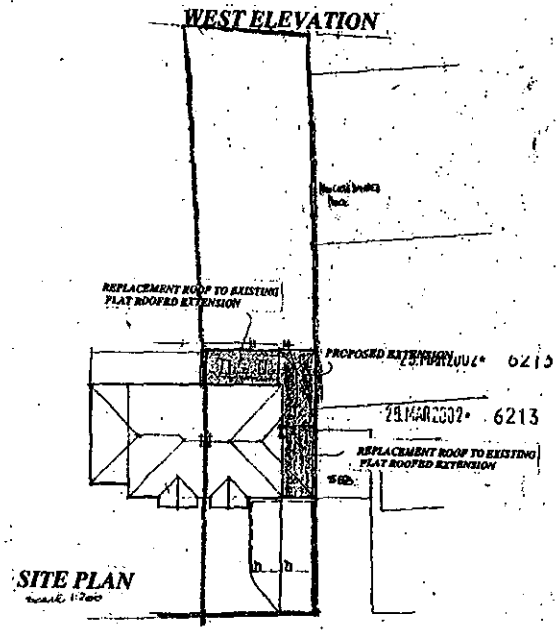
WEST ELEVATION



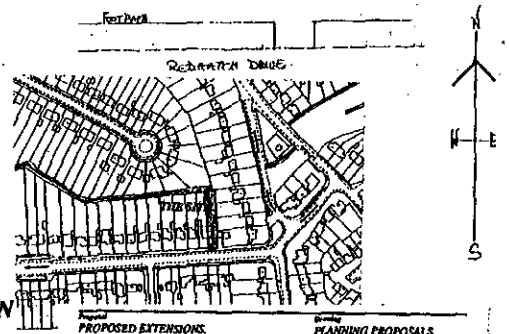
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN



LOCATION PLAN

PROPOSED EXTENSIONS. PLANNING PROPOSALS

107 REDHATCH DRIVE BARLEY READING BERKSHIRE

Date 13 February, 2002 Scale 1:50 & 1:100. Drawing No D 650-02

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying

301

Development Control Ref No:	Received	Parish
F/2002/6219	25.03.2002	Wokingham

Applicant: Mr M Hamlin
Location: 2 Venus Close, Woosehill, Wokingham
Proposal : Proposed single storey front and first floor side extensions.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Planning History – This semi-detached house is sited within the settlement boundary of Wokingham. It is located on the north-eastern side of Venus Close a small cul-de-sac of 8 dwellings in Woosehill. The house is two storey with 2 bedrooms and an integral single storey garage to the side. In 1996 planning permission (25673) was granted for a single storey rear and side extension and use of part of the garage as accommodation. This consent has been implemented.

Proposal – The proposal is for a first floor extension over the existing garage at the side, to provide an additional bedroom and ensuite, and a single storey extension to the front of the existing garage so that the front is in line with the existing porch. The first floor extension would be set in 0.4m from the front of the dwelling.

The application is before the Development Control Committee because the applicant is an employee of Wokingham District Council.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations -

- ***Highway Authority :*** No objection to revised parking plan received 29.4.02 subject to conditions to retain garage for parking and provision of parking.
- ***Wokingham Town Council :*** None received.
- ***Letters of representation :*** None received.

4. **Appraisal** – Main issues are:

   A. Impact on streetscene and visual amenity of the area [Berkshire Structure Plan Policies EN1; South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3 and WBE1].

   B. Impact on amenities of neighbouring occupiers [Berkshire Structure Plan Policies EN1; South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3 and WBE1].

   C. Access and movement [Wokingham District Local Plan (Deposit Draft) as amended Policies WT6].

   D. Flooding Issues [Berkshire Structure Plan Policies EN3; South East Area Local Plan Policies SPS2; Wokingham District Local Plan (Deposit Draft) as amended Policies WIC16 and PPG25].

A. Impact on streetscene and visual amenity of the area

There is a minimum distance of 8.2m between the proposed first floor extension and the adjoining property at 3 Venus Close and therefore due to the position and design of the extensions there will be no adverse impact on the streetscene or visual amenity of the area. The pitched roof to the front of the existing garage which is currently flat roofed is considered to be an improvement.

B. Impact on amenities of neighbouring occupiers

The proposal would have no impact on the other half of this semi-detached property, 1 Venus Close, as the extension is located on the other side and the extension would project no further to the rear than the existing dwelling at first floor level and at ground floor level no further forward than the existing porch.

With regard to the other neighbouring property at 3 Venus Close, this property is set further back than the application site and is set at an angle to it. Whilst the proposed extension would result in the first floor being 2.8m closer there would still be a gap of a minimum of 8m at the rear of no. 2 and the north-west front corner of no. 3 increasing to 12.3m at the front of no. 2. The nearest windows are a kitchen, at ground floor level, and a bathroom, at first floor level, both of which are to non-habitable rooms. In view of this and the relationship it is not considered that the proposal would adversely affect the amenities of residents of 3 Venus Close, in terms of loss of light or overbearing impact. A condition is proposed restricting the insertion of any additional windows in the side elevation to prevent overlooking.

C. Access and Movement
Although in itself the addition of a third bedroom would not necessitate the need for an additional parking space, the proposal would result in the existing driveway being reduced in length by 0.95m due to the construction of the extension to the front of the garage. As there is a service strip to the front of the property, in order to comply with adopted parking standards, the parking space to the front would be reprovided at an angle resulting in loss of some of the lawn area to the front. However as a reasonable area of landscaping would still be retained this is considered to be acceptable in terms of visual amenity.

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

Conclusion - The proposed extensions would not have any significant impact on the streetscene or amenities of neighbouring occupiers and there are no highway objections. Therefore the proposals are considered to be acceptable.

Recommendation - GRANT planning permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation hereby permitted except for any which may be shown on the approved drawing.
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) the garage accommodation as shown on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
5. No part of the extension hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Reasons
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of neighbouring properties.
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

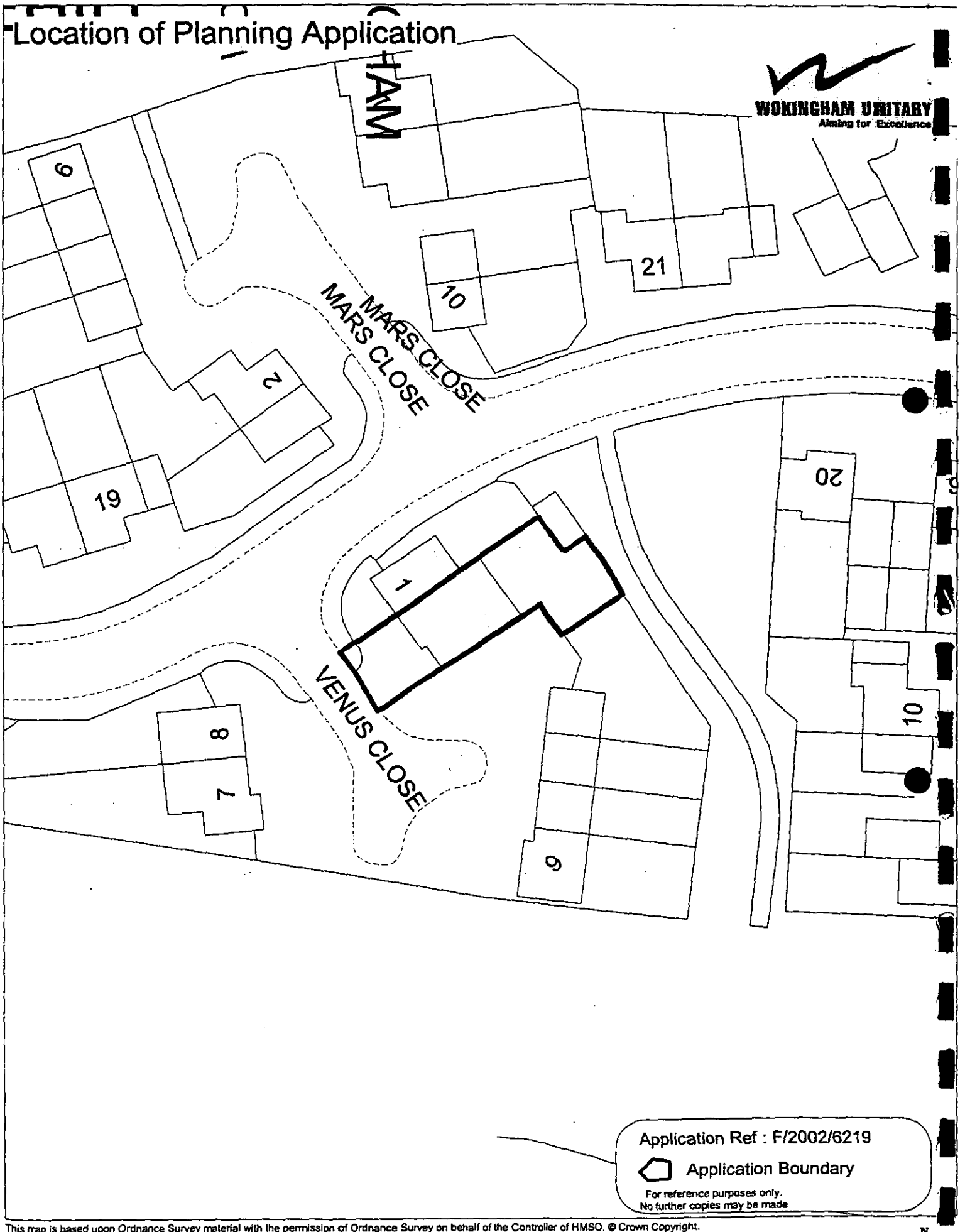
Informatives

1. This permission relates to the application as amended with revised plans 10/02A received by the Local Planning Authority on 29.4.2002 showing a revised parking layout and does not approve the proposals as originally submitted.

2. 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:

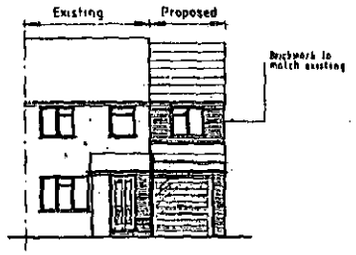
Berkshire Structure Plan Policies EN1
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WT6

Location of Planning Application

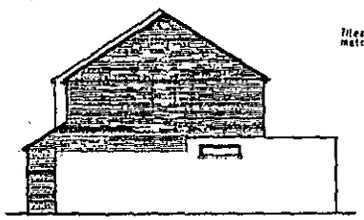


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

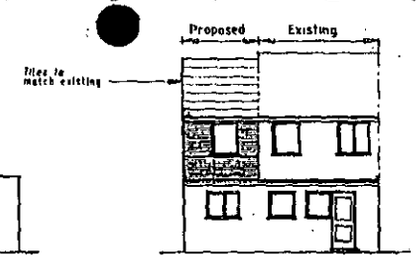
Development Control Section, Environmental Services, Wokingham District Council.
24 April 2002
Scale: 1 : 500



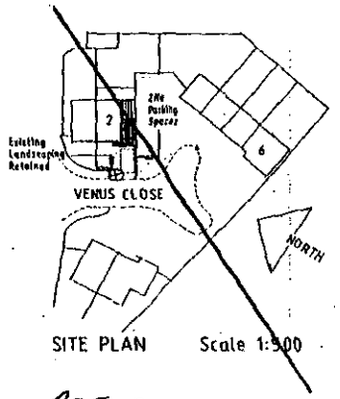
FRONT ELEVATION



SIDE ELEVATION



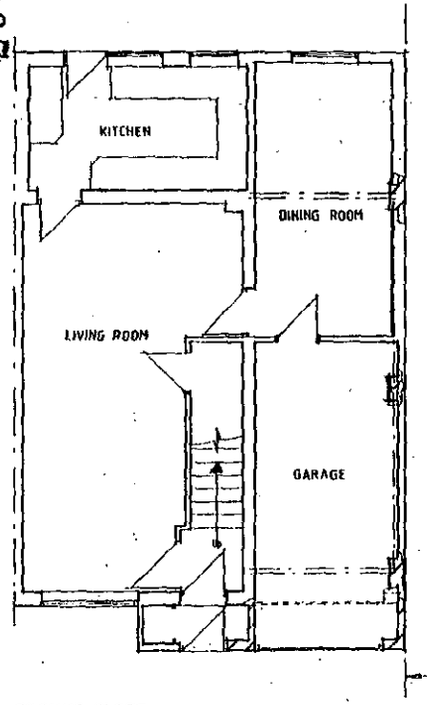
REAR ELEVATION



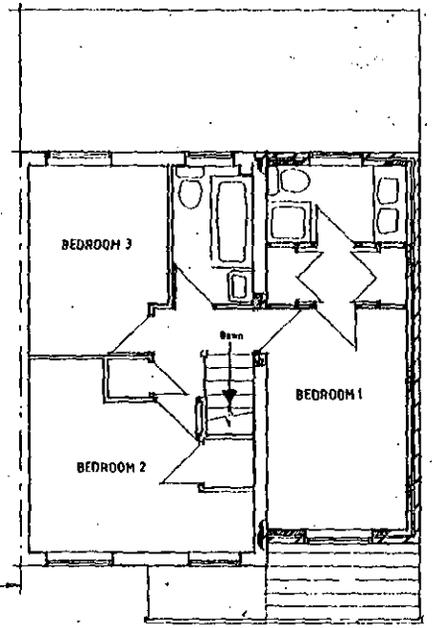
SITE PLAN Scale 1:500

REFER TO
REVISED PARKING PLAN
RECEIVED 29.4.02
PLAN 10/02A

307

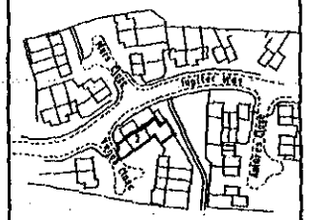


GROUND FLOOR



FIRST FLOOR

NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE



LOCATION PLAN Scale 1:1250

REV.

25 MAR 2002

E/219

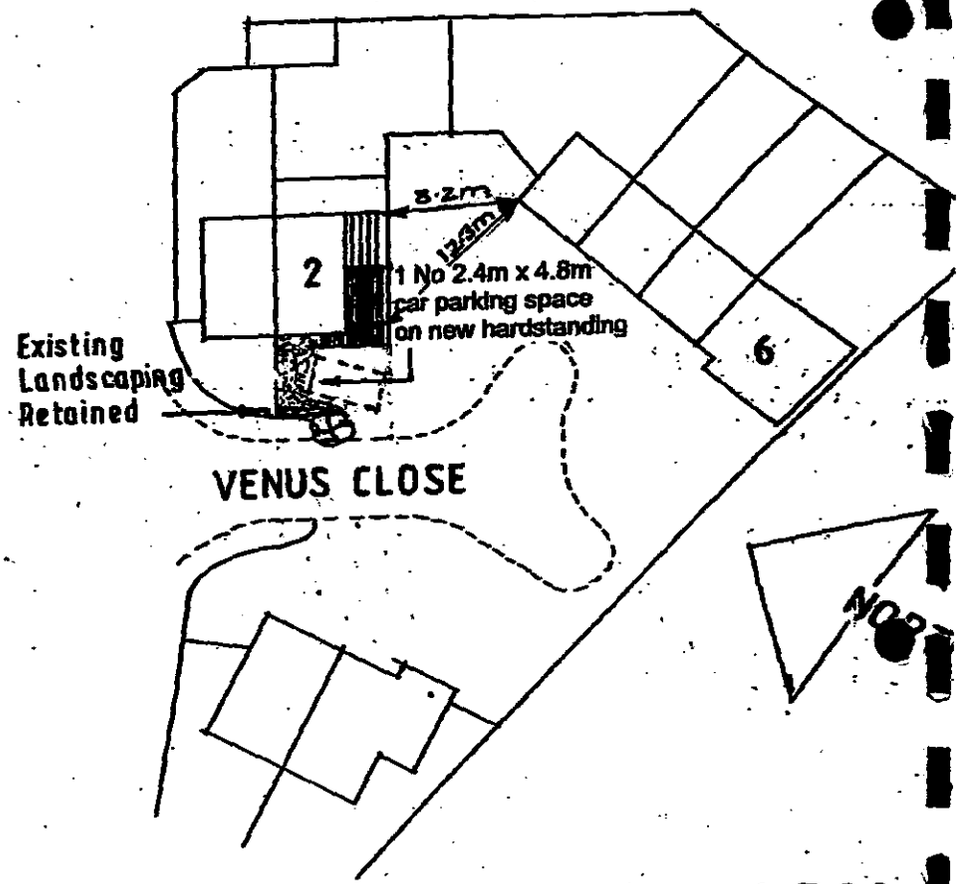
2 VENUS CLOSE WOOSEHILL

PROPOSED FIRST FLOOR SIDE EXTENSION

SCALE 1:50 1:100
DATE March 2002
DRWG No 10/01
REV

PLANNING SERVICES UNIT
POL
29 APR 2002
COPIES TO
ACK
FILE

REVISED PLAN



SITE PLAN Scale 1:500

2 VENUS CLOSE WOOSEHILL

DRWG NO 10/02 / A

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South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WT6

Application Number F/2002/6219
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 2 Venus Close Wokingham.

APPLICATION NUMBER: F/2002/6219

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 24.4.2002

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on tree

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character. Small cul-de-sac of 8 2storey houses. POS to south.

3. DESCRIPTION OF SITE/BUILDING

Semidetached brick built house with integral garage to side. Parking area to SE of site not in ownership of applicant Existing windows in side elevation - ground floor high level to garage/dining room 1st floor - landing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan. No 3. nearest windows to No 2. ground floor kitchen and first floor bathroom both non-habitable as kitchen is small ground open plan lounge with windows to front and rear.

5. SITE CONSTRAINTS

TREES	None affected - one to front (refer to plan)
ACCESS/PARKING	refer to plan. Service strip to front
LEVELS	level
BOUNDARY TREATMENT	CB fence (stained green) to r/o garage
OTHERS	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/6219

Applicant : Mr M Hamlin .

Location : 2, Venus Close, , Wokingham.
Proposal : Proposed ~~two~~ storey ~~side extension to dwelling.~~
Single front and first floor side extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		24.4.2002

Date of Neighbour Notifications : .....

Date of Site Visit : 24.4.2002

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 20/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

REFER TO CTTEE REPORT
22.5.2002

Planning Issues :

Application Number: F/2002/6219

Appraisal :

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

Date: 15 May 2002

Your Ref:

My Ref: **Mrs B Polnik - F/2002/6219**

Mr M Hamlin

2
Venus Close
Woosehill
Wokingham, Berks
RG41 3GG

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

Dear Sir/Madam

Application Number: F/2002/6219

Site Address: 2, Venus Close, , Wokingham.

Proposal: Proposed two storey side extension to dwelling..

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

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Development Control Ref No:	Received	Parish
F/2002/6219	25.03.2002	Wokingham

Applicant: Mr M Hamlin
Location: 2 Venus Close, Woosehill, Wokingham
Proposal : Proposed single storey front and first floor side extensions.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Planning History – This semi-detached house is sited within the settlement boundary of Wokingham. It is located on the north-eastern side of Venus Close a small cul-de-sac of 8 dwellings in Woosehill. The house is two storey with 2 bedrooms and an integral single storey garage to the side. In 1996 planning permission (25673) was granted for a single storey rear and side extension and use of part of the garage as accommodation. This consent has been implemented.

Proposal – The proposal is for a first floor extension over the existing garage at the side, to provide an additional bedroom and ensuite, and a single storey extension to the front of the existing garage so that the front is in line with the existing porch. The first floor extension would be set in 0.4m from the front of the dwelling.

The application is before the Development Control Committee because the applicant is an employee of Wokingham District Council.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

Consultations -

- ***Highway Authority :*** No objection to revised parking plan received 29.4.02 subject to conditions to retain garage for parking and provision of parking.
- ***Wokingham Town Council :*** None received.
- ***Letters of representation :*** None received.

4. **Appraisal** – Main issues are:

   A. Impact on streetscene and visual amenity of the area [Berkshire Structure Plan Policies EN1; South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3 and WBE1].

   B. Impact on amenities of neighbouring occupiers [Berkshire Structure Plan Policies EN1; South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan (Deposit Draft) as amended Policies WOS3 and WBE1].

   C. Access and movement [Wokingham District Local Plan (Deposit Draft) as amended Policies WT6].

   D. Flooding Issues [Berkshire Structure Plan Policies EN3; South East Area Local Plan Policies SPS2; Wokingham District Local Plan (Deposit Draft) as amended Policies WIC16 and PPG25].

A. Impact on streetscene and visual amenity of the area

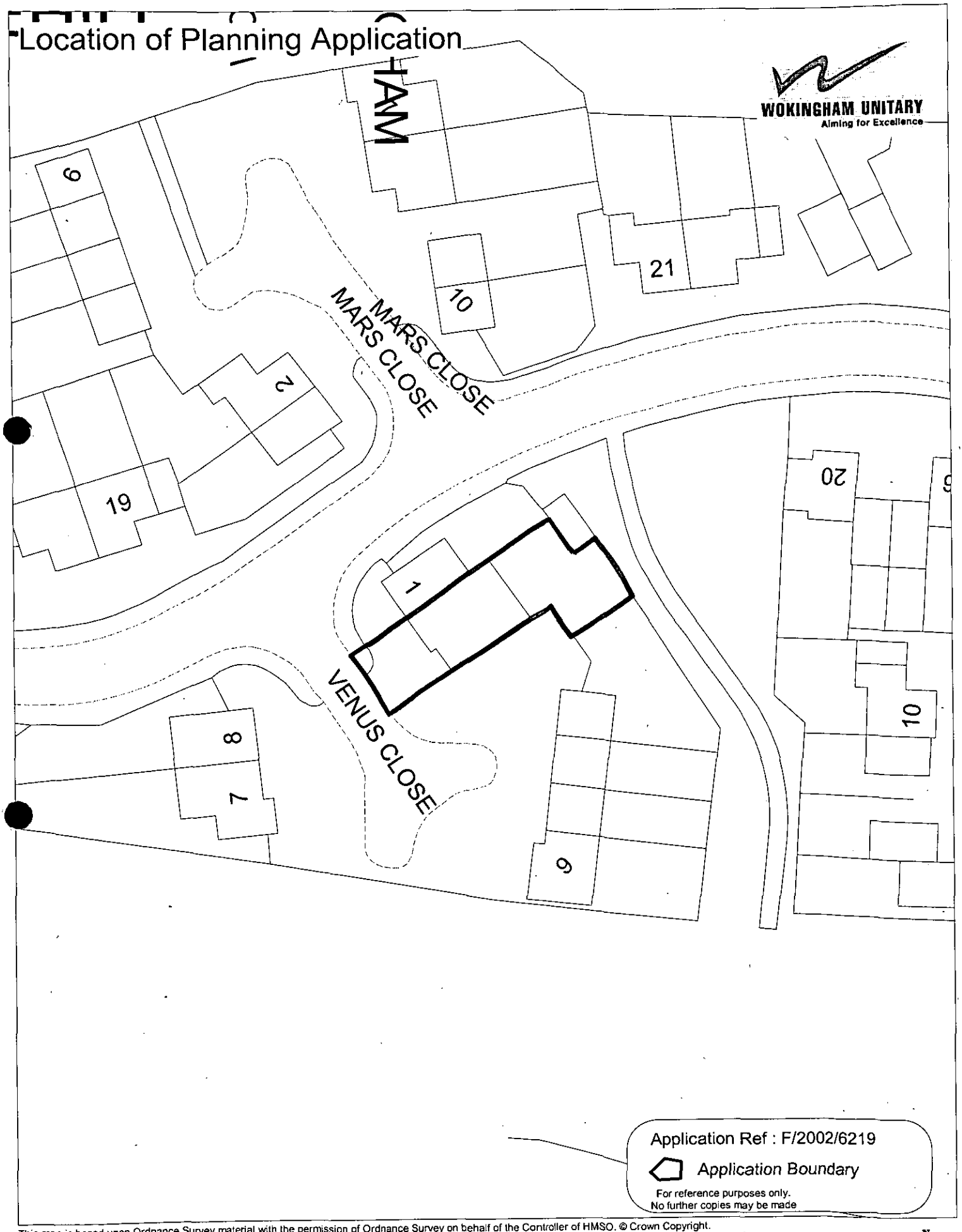
There is a minimum distance of 8.2m between the proposed first floor extension and the adjoining property at 3 Venus Close and therefore due to the position and design of the extensions there will be no adverse impact on the streetscene or visual amenity of the area. The pitched roof to the front of the existing garage which is currently flat roofed is considered to be an improvement.

B. Impact on amenities of neighbouring occupiers

The proposal would have no impact on the other half of this semi-detached property, 1 Venus Close, as the extension is located on the other side and the extension would project no further to the rear than the existing dwelling at first floor level and at ground floor level no further forward than the existing porch.

With regard to the other neighbouring property at 3 Venus Close, this property is set further back than the application site and is set at an angle to it. Whilst the proposed extension would result in the first floor being 2.8m closer there would still be a gap of a minimum of 8m at the rear of no. 2 and the north-west front corner of no. 3 increasing to 12.3m at the front of no. 2. The nearest windows are a kitchen, at ground floor level, and a bathroom, at first floor level, both of which are to non-habitable rooms. In view of this and the relationship it is not considered that the proposal would adversely affect the amenities of residents of 3 Venus Close, in terms of loss of light or overbearing impact. A condition is proposed restricting the insertion of any additional windows in the side elevation to prevent overlooking.

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
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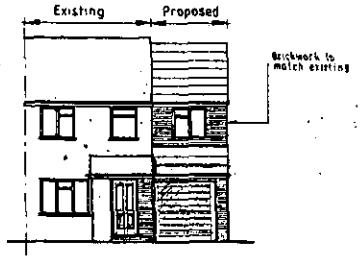
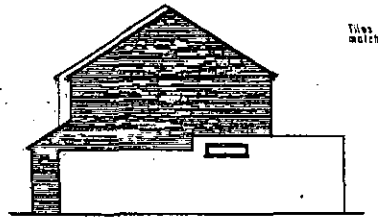
Development Control Section, Environmental Services, Wokingham District Council.
24 April 2002

Scale: 1 : 500

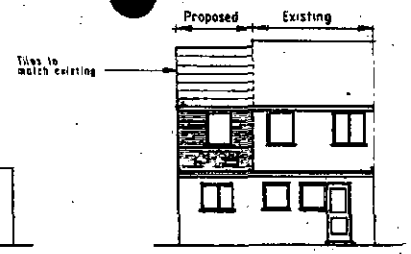
N W E S



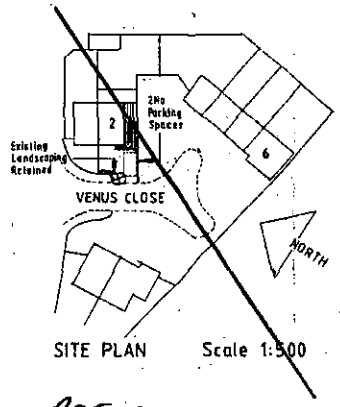
FRONT ELEVATION



SIDE ELEVATION

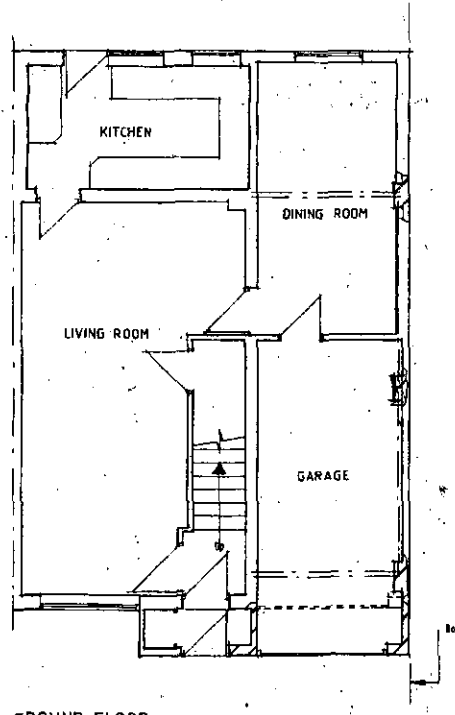


REAR ELEVATION

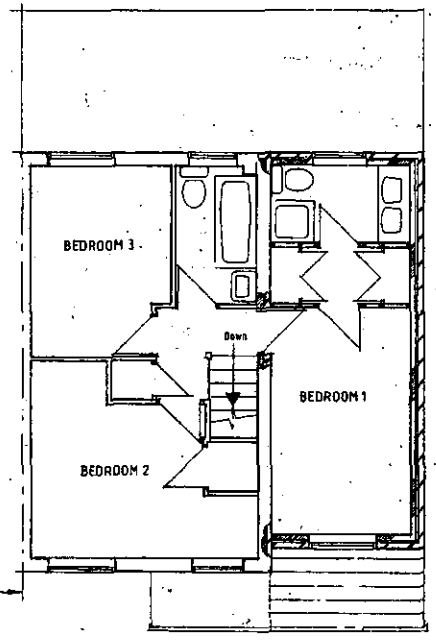


SITE PLAN Scale 1:500

REFER TO
REVISED PARKING PLAN
RECEIVED 29.4.02
PLAN 10/02A.

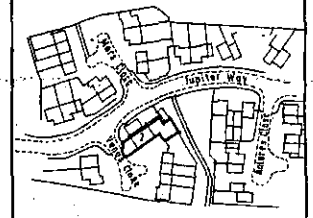


GROUND FLOOR



FIRST FLOOR

NOTES
ALL DIMENSIONS TO BE CHECKED ON SITE



LOCATION PLAN Scale 1:1250

REV.

25 MAR 2002

E2219

2 VENUS CLOSE WOOSEHILL

PROPOSED FIRST FLOOR SIDE EXTENSION

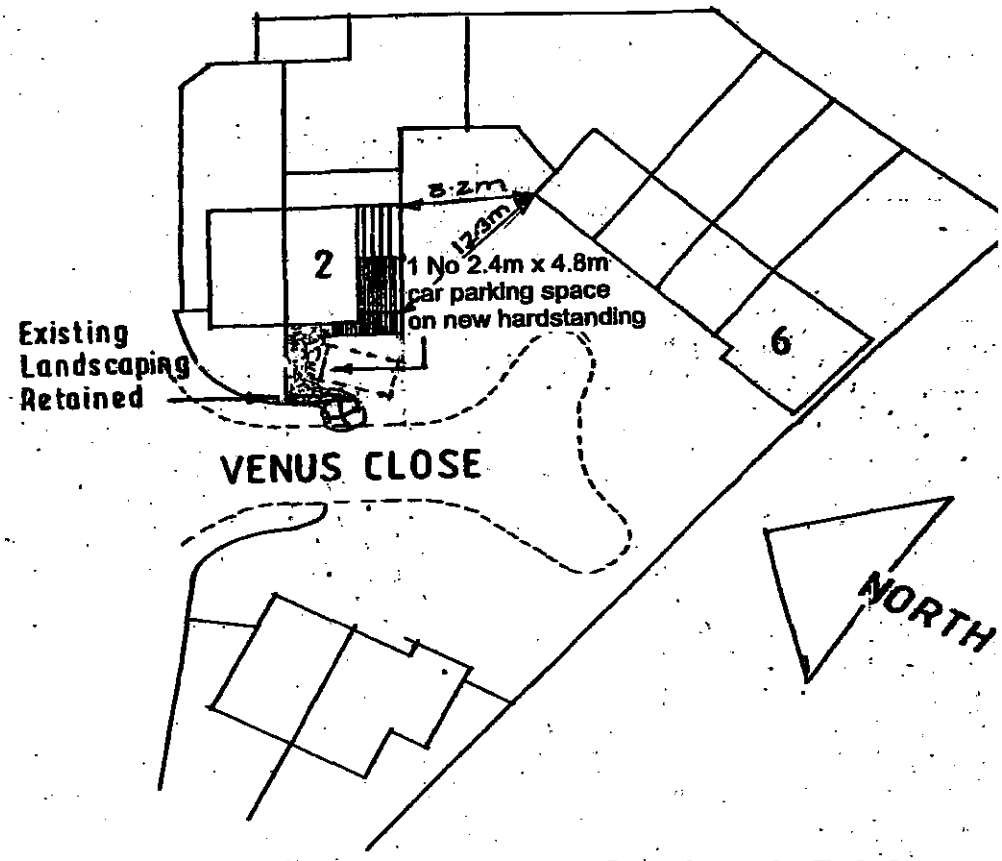
SCALE 1:50 1:100

DRWG No 10/01

REV

PLANNING SERVICES UNIT
POL
29 APR 2002
COPIES TO
ACK:
FILE:

REVISED PLAN



SITE PLAN Scale 1:500

2 VENUS CLOSE WOOSEHILL

DRWG NO 10/02 / A

C. Access and Movement
Although in itself the addition of a third bedroom would not necessitate the need for an additional parking space, the proposal would result in the existing driveway being reduced in length by 0.95m due to the construction of the extension to the front of the garage. As there is a service strip to the front of the property, in order to comply with adopted parking standards, the parking space to the front would be reprovided at an angle resulting in loss of some of the lawn area to the front. However as a reasonable area of landscaping would still be retained this is considered to be acceptable in terms of visual amenity.

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

Conclusion - The proposed extensions would not have any significant impact on the streetscene or amenities of neighbouring occupiers and there are no highway objections. Therefore the proposals are considered to be acceptable.

Recommendation - GRANT planning permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation hereby permitted except for any which may be shown on the approved drawing.
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) the garage accommodation as shown on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
5. No part of the extension hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Reasons
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of neighbouring properties.
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives

1. This permission relates to the application as amended with revised plans 10/02A received by the Local Planning Authority on 29.4.2002 showing a revised parking layout and does not approve the proposals as originally submitted.

2. 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 Policies EN1
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1 and WT6

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To MR & MRS PAGE
2 VENUS CLOSE
WOOSEHILL
WOKINGHAM
BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1BN

Application No (F) 25673

Proposal
EXTENSION OF GARAGE RELAXATION OF CONDITION REGARDING USE OF GARAGE AND SINGLE STOREY REAR EXTENSION

2 VENUS CLOSE WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission (5)

1. REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971 (3R)

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application (6)

2. REASON To ensure that the materials are in keeping with those existing (4R)

3. The bedroom window in the north east elevation of the proposed development shall be of the high level type having a sill level of not less than 1.8 metres above internal floor level (7693)

3. REASON To help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property (14R)

4. The garage as extended by this permission shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority (69)

4. REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards (64R)

Continued/...

Application No. 25673 continued

5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority (172)

5 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties (170R)

INFORMATIVE -

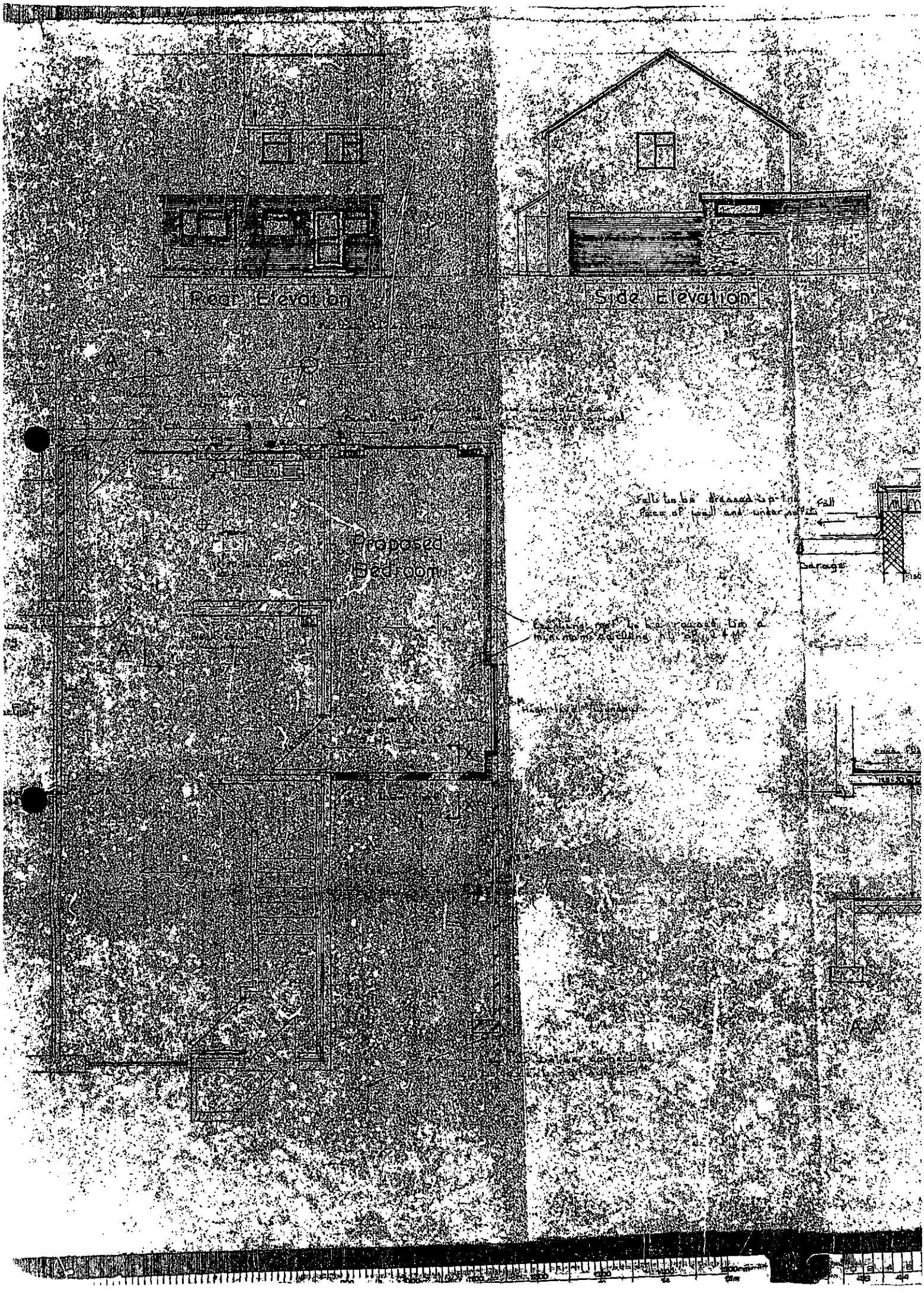
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development including the foundations and roof overhang will encroach on under or over adjoining property (622)

Date 04 JUN 1986

District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations


Rear Elevation
Side Elevation
Proposed
Bed room
Garage
A
A

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Email: Eleanor.Smith@wokingham.gov.uk
Date: 10 September 2004
My ref: ES/BP/F/2004/2402
Your ref:

Mr M Hamlin,
Venus Close,
Wokingham,
Berkshire.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Hamlin,

PROPOSED ALTERATION TO APPLICATION F/2004/2402 2 VENUS CLOSE, WOKINGHAM.

I refer to your letter and plans received by the Local Planning Authority on the 20th August 2004 with reference to the above and would like to take this opportunity to apologise for the delay in replying. I confirm that the alteration to the front elevation of the converted garage to in fill the canopy area as shown on Plan 10/02 would not require a new planning application.

Should you require any further information, please contact Eleanor Smith on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Email: Eleanor.Smith@wokingham.gov.uk
Date: 10 September 2004
My ref: ES/BP/F/2004/2402
Your ref:

Mr M Hamlin,
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Wokingham,
Berkshire.

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Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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WOKINGHAM DISTRICT COUNCIL

Mr M Hamlin,
Venus Close,
Wokingham,
Berkshire.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Yours faithfully,

encroaches onto car park
revise parking plan

B POLNIK (MRS)
Development Control

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 08 April 2002

Application Number: F/2002/6219

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
2, Venus Close, , Wokingham.

Applicant:
Mr M Hamlin .

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).

Comment.

The second car parking space will encroach onto the adopted public highway as a result of bringing the garage forward.
Therefore highways request a revised plan that addresses this.
(spaces to be 2.4m by 5.0m min).

Signed: _____ **Print name:** Adam 11/4/02.

Revised plan attached

CONDITIONAL APPROVAL.

C049, R049
C122, R122 1/5/02

cc. Applicant 15/4.

Date: 01 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6219

Location: 2, Venus Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr M Hamlin.

Case Officer: Mrs B Polnik

The new plans show the following: Revised parking plan. Drawing no: 10/02.

Comments are required by 11/05/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6219 (Planaps) / (Ludhouse) Date Rec. 29.4.2002

Location: 2 VENUS CLOSE

Parish WOKINGHAM

Applicant: MR. M. HAMLIN

Description of attached plans Revised parking plan

Drawing No's: 10/02

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) already given a copy ☑
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

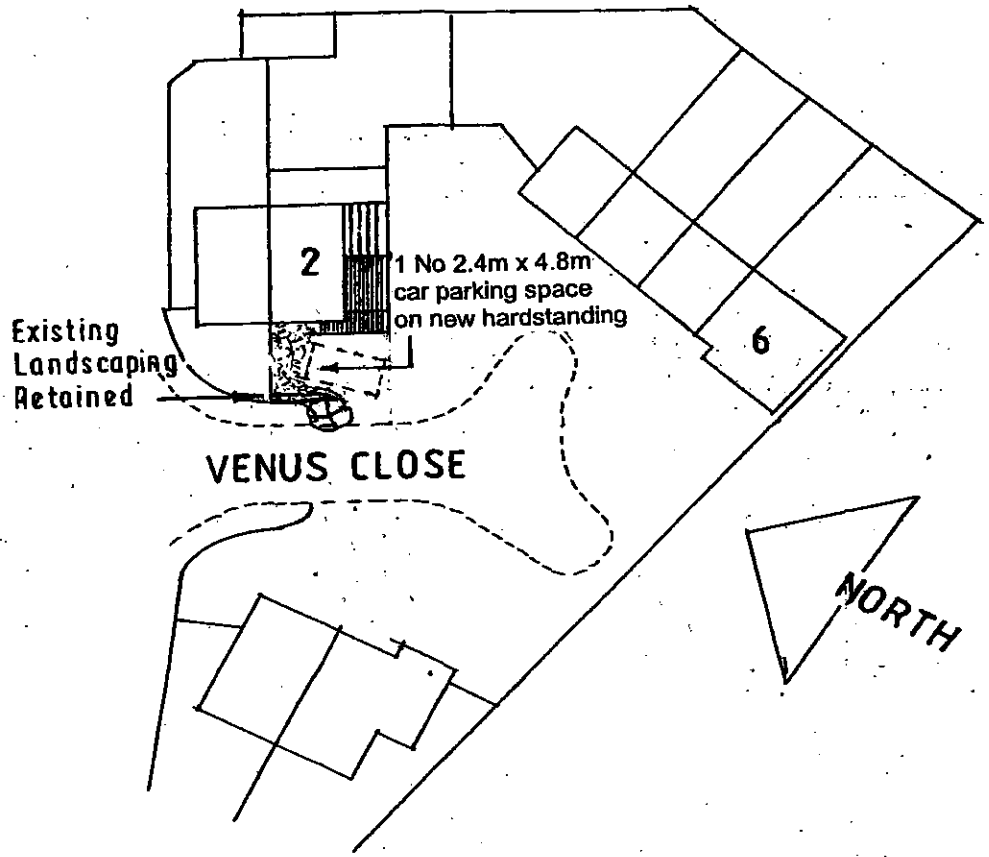
New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 01.05.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES
REVISED PLAN
6219



SITE PLAN Scale 1:500

2 VENUS CLOSE WOOSEHILL

DRWG NO 10/02

Application Number : F/2002/6219	**Map No :** 7SA
Case Officer : BP	**Site Area :** 0·02
Valid Date : 25·3·02	**Received Date: 25/03/2002**

Level : D C Sub-Committee – Staff

Description : Proposed two storey side extension to dwelling.

Location : 2, Venus Close, , Wokingham.

Parish : WK **Ward : EVE**

Applicant : Mr M Hamlin .

Fee Required: £95 **Fee Received: £95** (8)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	(window in side elev. not on floor plan – existing, not proposed)		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment? (onto communal land)		
OTHER			

NB MIKE

this is Mike

Hamlins application

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

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

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		1VENUS CLOSEWOKINGHAM	RG413GG
		2VENUS CLOSEWOKINGHAM	RG413GG
		3VENUS CLOSEWOKINGHAM	RG413GG
		7VENUS CLOSEWOKINGHAM	RG413GG
		8VENUS CLOSEWOKINGHAM	RG413GG
		20JUPITER WAYWOKINGHAM	RG413GE

Received by Wokingham District Council

Application No: F/2002/6219

Proposal:
Proposed two storey side extension to dwelling.

Location:
2, Venus Close, , 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 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/2002/6219 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

08 April 2002

6219

Environmental Services

For office use only.
Application number: 6219

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	MICHAEL HAMLIN 2 VENUS CLOSE WOODHILL WOKINGHAM BERKS. RG41 3GG. 0118 9018462
2	Agent's Name Address and postcode Phone number	N/A.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED LONDON BRICK TO MATCH EXISTING. BROWN ROOF TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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 24/3/02

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

ADDRESS 2 VENUS CLOSE

PARISH WOKINGHAM

PLOT No. 7 AREA 3E WOOSEHILL

ORD. SHEET No. SU7868. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15569	WDC (Ru Hb)	Semi det hse & garage	8. 5. 81	NA CA
BR17022	" "	" " "	23. 7. 81	APP NA
BRA 031	R. LT. PAGE	EXTENSION & ALTS.	10.12.85	APP N/A
25673	"	LT. GARAGE & S/ST. EXT (RELAY COND - RE - USE OF GARAGE)	16.6.86	CA
F/2002/6219				

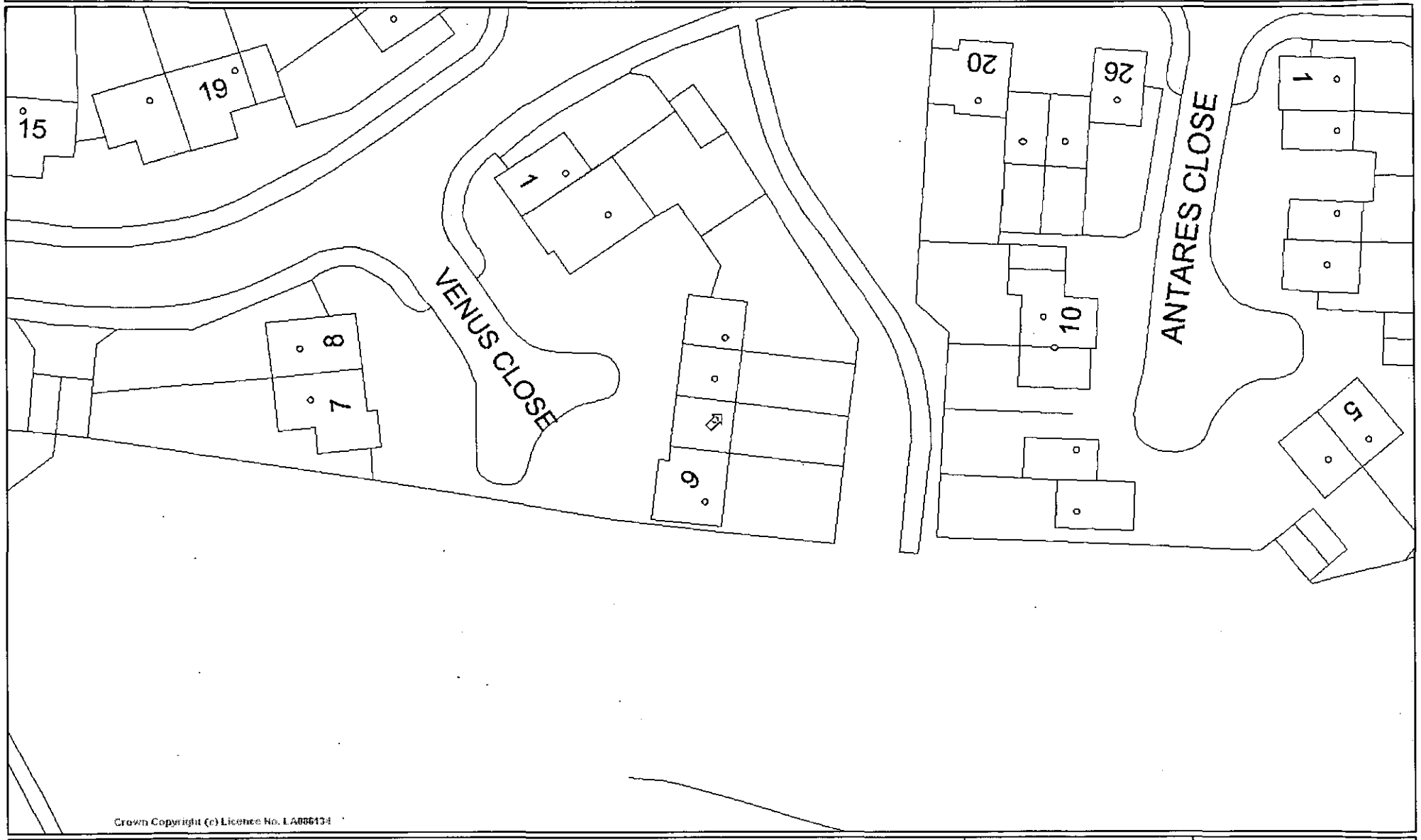
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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WOKINGHAM DISTRICT COUNCIL

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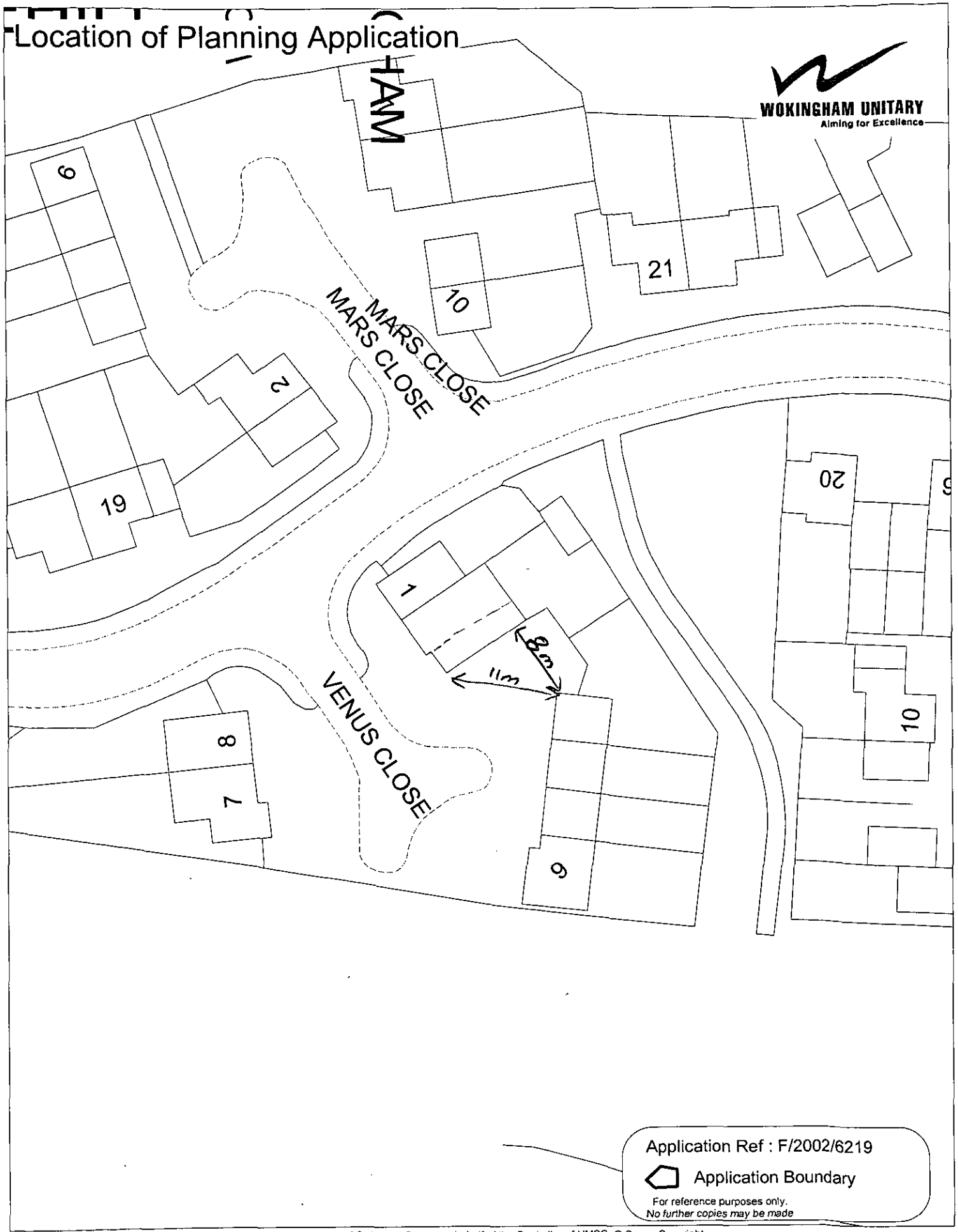
Wokingham District Council Licence Number LA086134.

Date 21/1/2004

Scale 1/500

N
W E
S

Location of Planning Application



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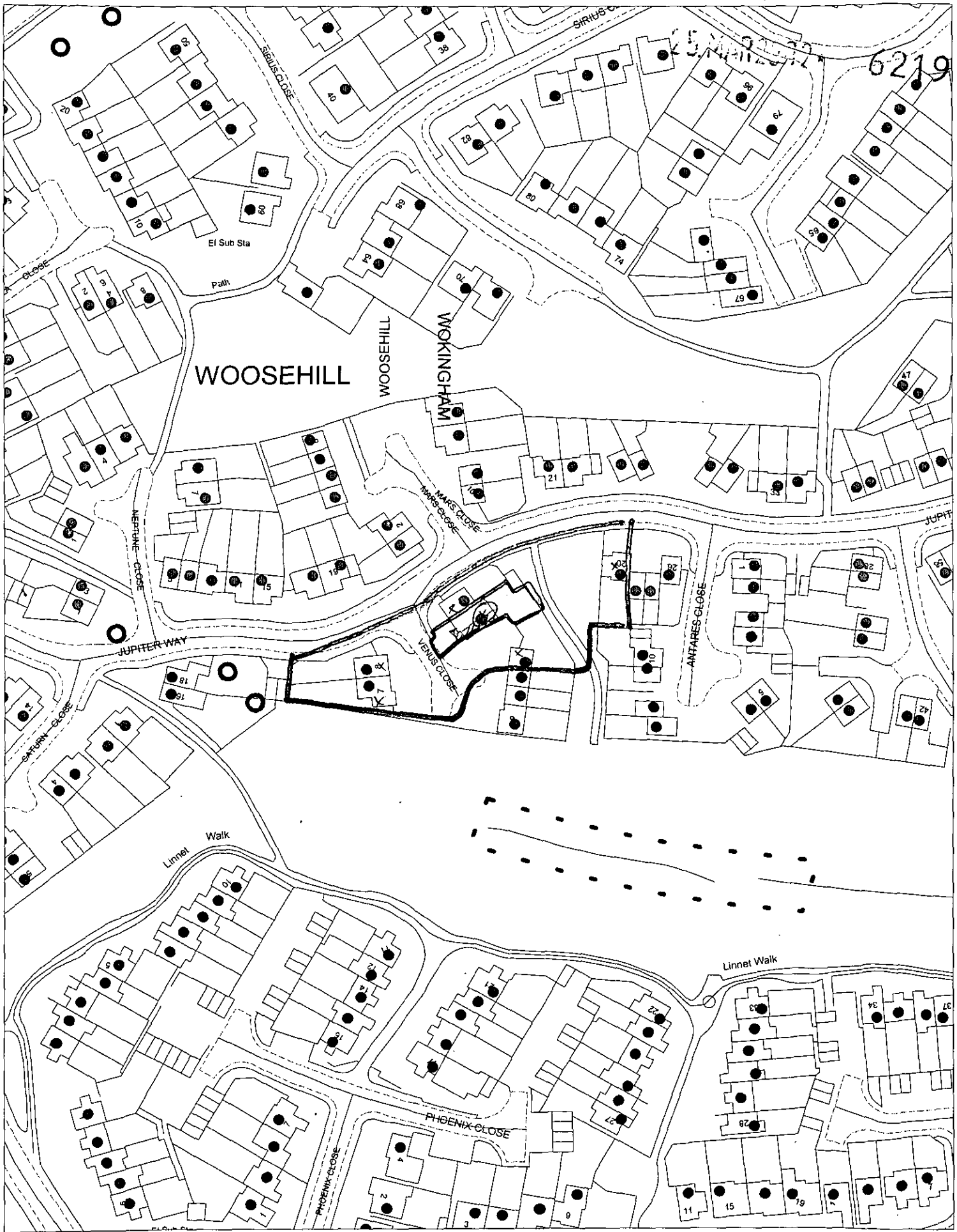
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

Scale: 1 : 500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

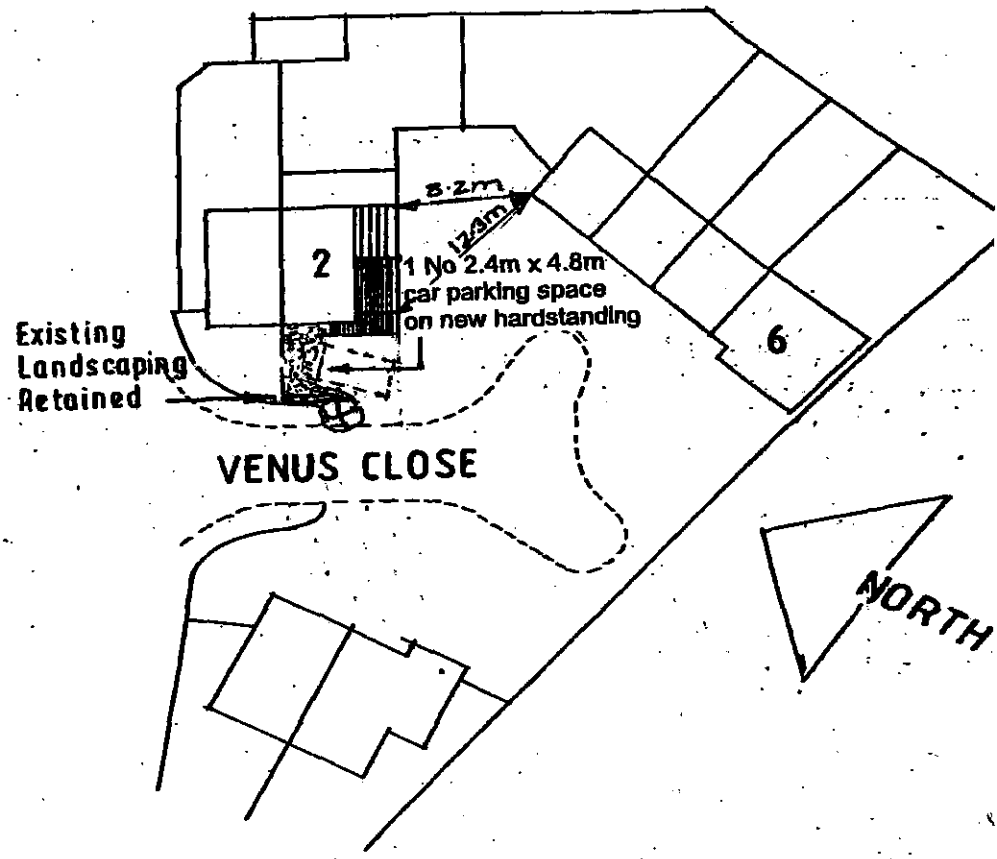
2 April 2002

Scale: 1 : 1250

N
W E
S

PLANNING SERVICES UNIT
POL
29 APR 2002
DISPOSE TO
ACK:
FILE

REVISED PLAN



SITE PLAN Scale 1:500

2 VENUS CLOSE WOOSEHILL

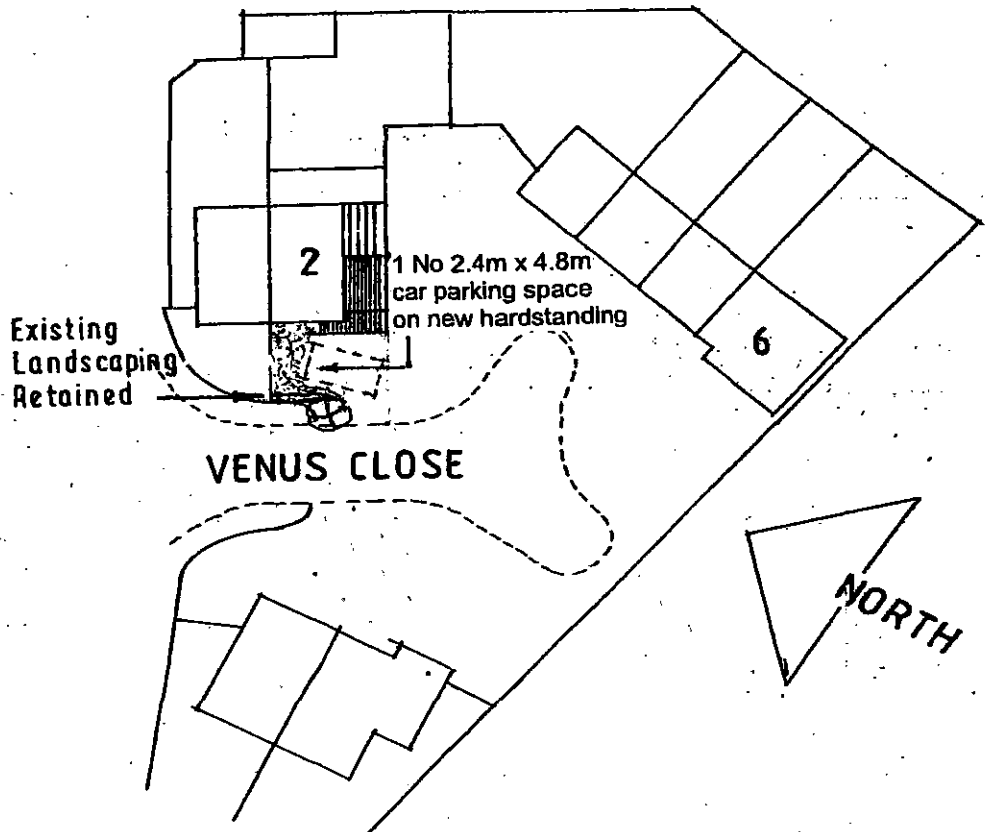
DRWG NO 10/02 / A

APPROVED

PLANNING SERVICES UNIT
POL
29 APR 2002
STO
ACK:
FILE:

SUPERSEDED
REVISED PLAN

SUPERSEDED



SITE PLAN Scale 1:500

2 VENUS CLOSE WOOSEHILL

DRWG NO 10/02