APPLICATION NO:
F/2001/5471

LOCATION:
10 Quentin Road, Woodley Reading.

APPLICANT:
Mr/Mrs T Hay C/O Impulse Design

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Louise Smith**

REFUSED

D6 585

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T Hay
C/O Impulse Design
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

Application Number: F/2001/5471

Parish: **WOODLEY**

Location: **10, Quentin Road, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling**

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

Reason

1. The proposed development by reason of its bulk and location would form an obtrusive feature to the detriment of the street scene. As such the proposed development is contrary to the Berkshire Structure Plan policy LD3, the Loddon Area Local Plan policy LBE2 and to the Wokingham District Local Plan (Deposit Draft) policy WBE1.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5471

Applicant : Mr/Mrs T Hay C/O Impulse Design.

Location : 10, Quentin Road, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓	~~✓~~	27/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/12/01

Date Registered : 10/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 04/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditional approval.
Parish Council - no comment.

Planning Issues :

Identified Settlement
Impact on Streetscene
Impact on Neighbours
Highways and Parking.

Application Number: F/2001/5471 – 10 Quentin Road, Woodley

Appraisal:

Development

The site is a two storey detached dwelling, situated within the identified settlement of Woodley.

The proposed development is for a first floor side extension to the dwelling. This would infill above the existing ground floor extension forming a gable roof in the side elevation. Windows are proposed in both front and rear elevations with a high level window in the side elevation.

1. Impact upon neighbouring properties
   The extension would be sufficiently set from No4 so as not to provoke an overshadowing influence. A 2.1m close-boarded fence marks this boundary and No4 has only one first floor window in the elevation being considered, which is already screened behind a conifer. Overlooking is therefore not considered to be an issue.
   With regards to No15 Quentin Road and No1 Cartmel Drive, the distance between neighbouring dwellings prevents adverse effects mentioned above. At present, no windows are present in the side elevation of No10, the proposed plans mark a high level window at first floor level. This style window, combined with the distance factor, is considered not to infringe upon the neighbouring dwelling of No1 Cartmel Drive.

2. Impact upon the character of the area
   Quentin Road supports a number of ground floor extensions and at No6 the identical two storey extension to the above proposed can be found. However, No 10 sits at a prominent location on a corner plot.

   At present, the ground floor extension sets the dwelling forward of its neighbouring properties along Cartmel Drive. However, the impact of the extension is reduced due to the pitched roof which takes away massing from the development. If this proposed first floor extension was to be constructed, it would project as a prominent feature along this road, to the detriment of the character of Cartmel Drive.

   The dwelling sits on an open plan corner plot, with areas of open space to the front of No1 Cartmel Drive and 12 to 18 Quentin Road. This makes the dwelling in question highly visible and prominent when driving along Quentin Road in the direction of Campbell Road.
   In comparison with other corner plot dwellings along Quentin Road, No 10 is set nearer to the road.

The proposed extension is felt to have an ~~overbearing~~ dominating impact on the streetscene as it is set forward of dwellings along Cartmel Drive and located on an open plan corner plot.

3. Impact upon highway safety (parking provision)
   The proposed extension would convert this would increase this three bedroom property to that of a four bedroom. However, the additional car parking space required for this is sufficiently met by the existing garage and driveway. Highways have no objections on the condition that these parking spaces are retained.

Approval:	**Refusal:**
	✓

Application Number F/2001/5471
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by reason of its bulk and location would form an obtrusive feature to the detriment of the streetscene. As such, the proposed development is contrary to the Berkshire Structure Plan policy LD3, Wokingham District Plan policy WBE1 and Loddon Area Local Plan policy LBE2.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT5, LT6, LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3, WT7, WT6, WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3, EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 28.1.02.

Overbearing Impact Prominent Position 7

Identified Settlement WOODLEY

RECORD OF SITE VISIT

~~No 15 + 11A~~ No 6 - 2 Storey side ext (same as proposed), No 4 1 storey side ext pitched roof into Malone Road

SITE ADDRESS: 10 Quentin Road Woodley Reading.

APPLICATION NUMBER: F/2001/5471

OFFICER: Louise Smith

DATE OF SITE VISIT: 31/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd, combination of detached and semi-detached 2 storey dwellings, red brick + ——, grey concrete tile roofs (some semi-detached chalet bungalows).

3. DESCRIPTION OF SITE/BUILDING
2 storey detached —— + red brick grey concrete tile roof existing side ext, pitched roof in side elevation continues up to line of existing roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Impact on Streetscene.
No 8. Close Boarded fence 2.1m + rear 2.1m c/bf

5. SITE CONSTRAINTS

TREES X.

ACCESS/PARKING 3.

LEVELS same

BOUNDARY TREATMENT front o. 5m brick wall to side ~~road~~ with rd boundry continues as wall with close bf above to 2.10m.

OTHERS

dwelling dist to side wall

FROM: Louise Smith

DATE: 19 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

ING SERVICES	HPT
	TLS
DC	ENF
PP	
DS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5471

Proposal: Proposed first floor side extension to dwelling.

Site Address: 10, Quentin Road, Woodley, Reading.

Applicant: Mr/Mrs T Hay C/O Impulse Design.

Your observations are required in respect of this application **by 11/01/2002** .

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 19 December 2001

Application Number: F/2001/5471

Proposal: Proposed first floor side extension to dwelling

Parish: WOODLEY TOWN

Site Address:
10, Quentin Road, Woodley, Reading.

Applicant:
Mr/Mrs T Hay C/O Impulse Design.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Signed: _____ **Print name:** ADAM 21/12/01

ADDRESS 10 QUENTIN ROAD PARISH WOODLEY

PLOT No. 446 ORD. SHEET No. SU 7572 (46)

BUILDER J.T. Cook & Son Ltd

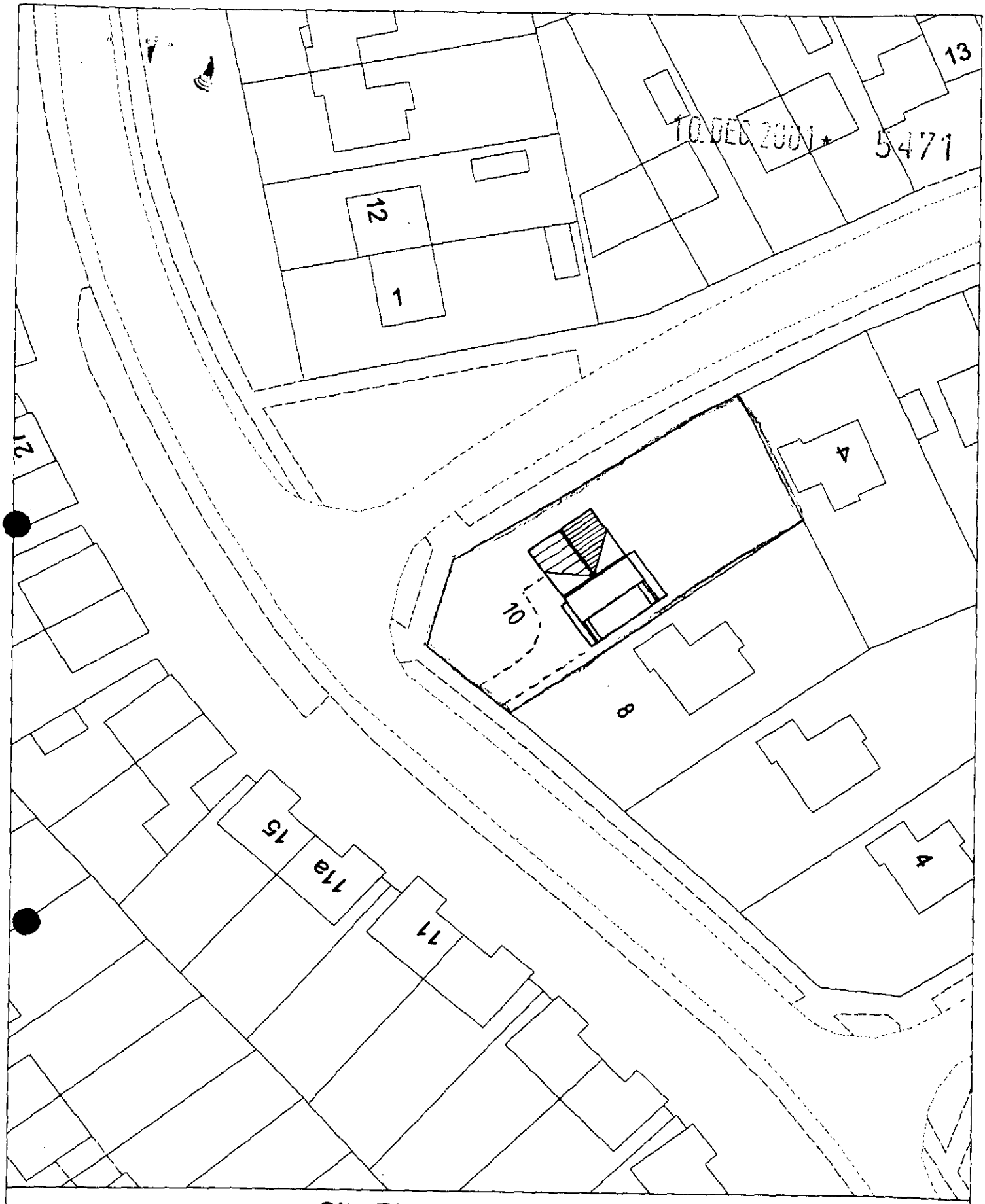
Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. C/A.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. C/A.
R/102/62	J.T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. C/A.
124/62	"	Detached House	9/8/62	App. C/A.
R/212/65	Mr. R. A Fwood	Repositioning of Flank Screen Fence.	2/9/65	N/A. App.
BR21029	MR V HOWARD	2/St. EXTENSION	7783	APP N/A
19844	V. Howard	S/S SIDE EXT.	28.7.83.	C/A
BR22168	"	UTILITY & ENTRANCE CANOPY	23.8.84	APP N/A
21050	"	"	5.4.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/57

DRAINAGE PD ENQ - 1st Floor side ext above existing - Mr THay 20.04.01
G/st side ext.



10 DEC 2001 * 5471

Site Plan, Scale: 1 to 500

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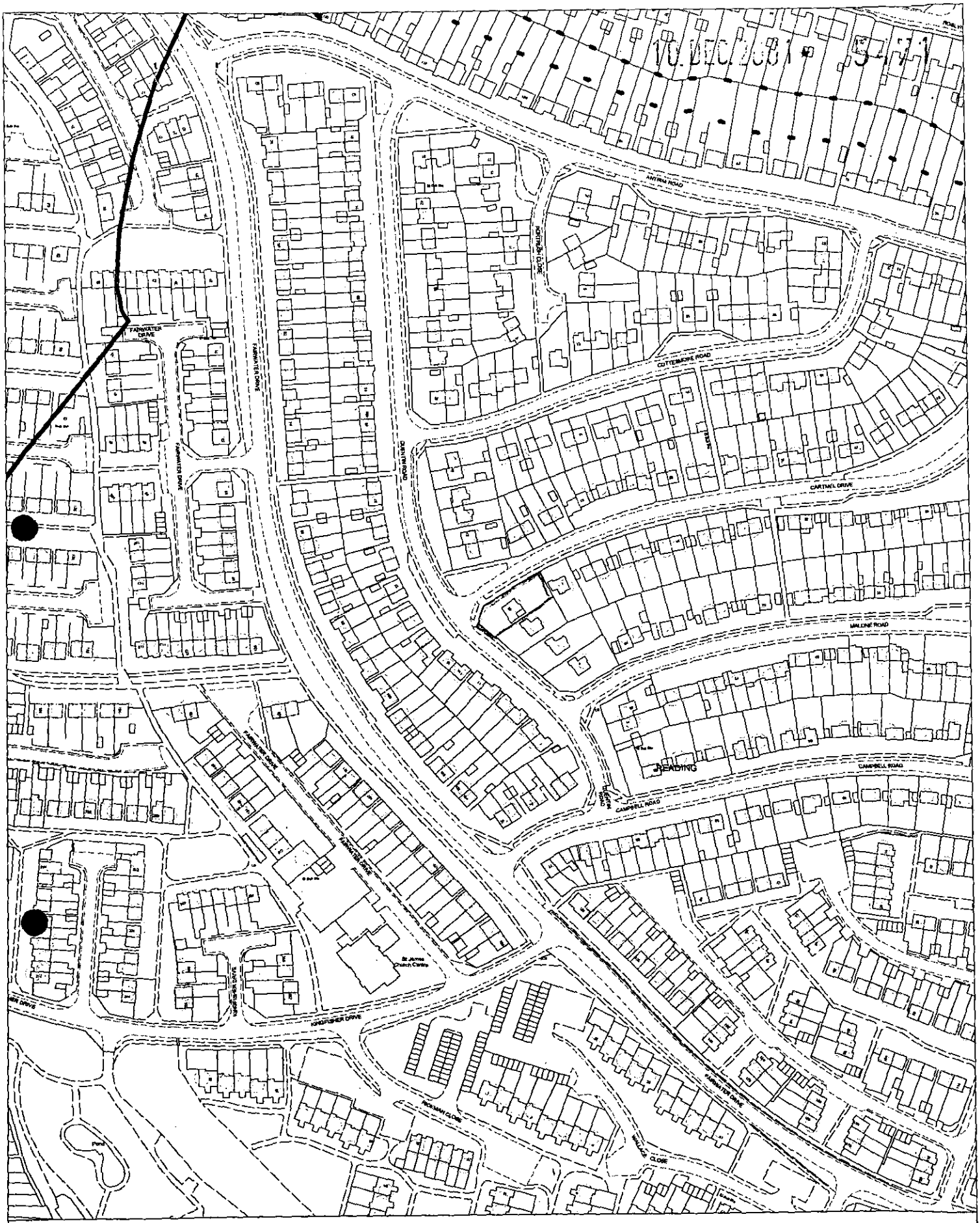
Date: 5 December 2001



Site Plan, Scale: 1 to 2500

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Date: 5 December 2001

N
W E
S

Environmental Services

For office use only.
Application number: 10 DEC 2001 + 5471

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR + MRS T. HAY. 10, QUENTIN ROAD WOODLEY READING BERKS.
2	Agent's Name Address and postcode Phone number	IMPULSE DESIGN 36, LOXWOOD, EARLEY, READING BERKS. RG6 5QZ. 0118 9212282
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.	10, QUENTIN ROAD WOODLEY. READING BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR PITCHED ROOF EXTENSION + ASSOCIATED ALTERATIONS
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.	BRICKWORK / RENDER + ROOF TILING TO MATCH EXIST.
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 ☑ (GARAGE + 2/3 SPACES)

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: P.R.O'FARRELL

on behalf of MR+MRS T. HAY.

Date 6/12/01

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

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

Tel: (0118)974 6444

Date: **19 December 2001**

My ref: F/2001/5471

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2001/5471
10, Quentin Road, Woodley, Reading.
Proposed first floor side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5471**
10, Quentin Road, Woodley, Reading.
Proposed first floor side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118)974 6444

Date: **19 December 2001**

My ref: F/2001/5471

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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
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Development Control Officer

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Proposed first floor side extension to dwelling
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118)974 6444

Date: **19 December 2001**

My ref: F/2001/5471

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
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_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

* PRE - APP ATTACHED *

F

Application Number : ~~NEW~~/2001/5471

Case Officer : LS

Valid Date : 10.12.01

Map No : 46

Site Area : 0.06

Received Date: 10/12/2001

Level : Delegated Application

(F) Description : Proposed first floor side extension to dwelling

Location : 10, Quentin Road, Woodley, Reading.

Parish : WY Ward : SOU 19.12-01 TS.

Applicant : Mr/Mrs T Hay C/O Impulse Design.

Fee Required: £95 Fee Received: £95 (15)

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	REQUIRES PARKING LAYOUT.	19.12	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION TO SHOW PROTRUDING ROOFLINE.	19.12.	
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 19.12.01 JB

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

NEIGHBOURS

S/N + see map

OTHERS

Pre-app attached

5471

Environmental Services

For office use only
Application number 10 DEC 2001 5471

Householder planning application form

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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.	BRICKWORK / RENDER + ROOF TILING TO MATCH EXTG.
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 ☑ (GARAGE + 2/3 SPACES)

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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(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

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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: P.R.O'FARRELL on behalf of MR + MRS T. HAY.

Date 6/12/01

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

ADDRESS 10 QUENTIN ROAD PARISH WOODLEY

PLOT No. 446 ORD. SHEET No. SU.7572 (46)

BUILDER J.T. Cook & Son Ltd

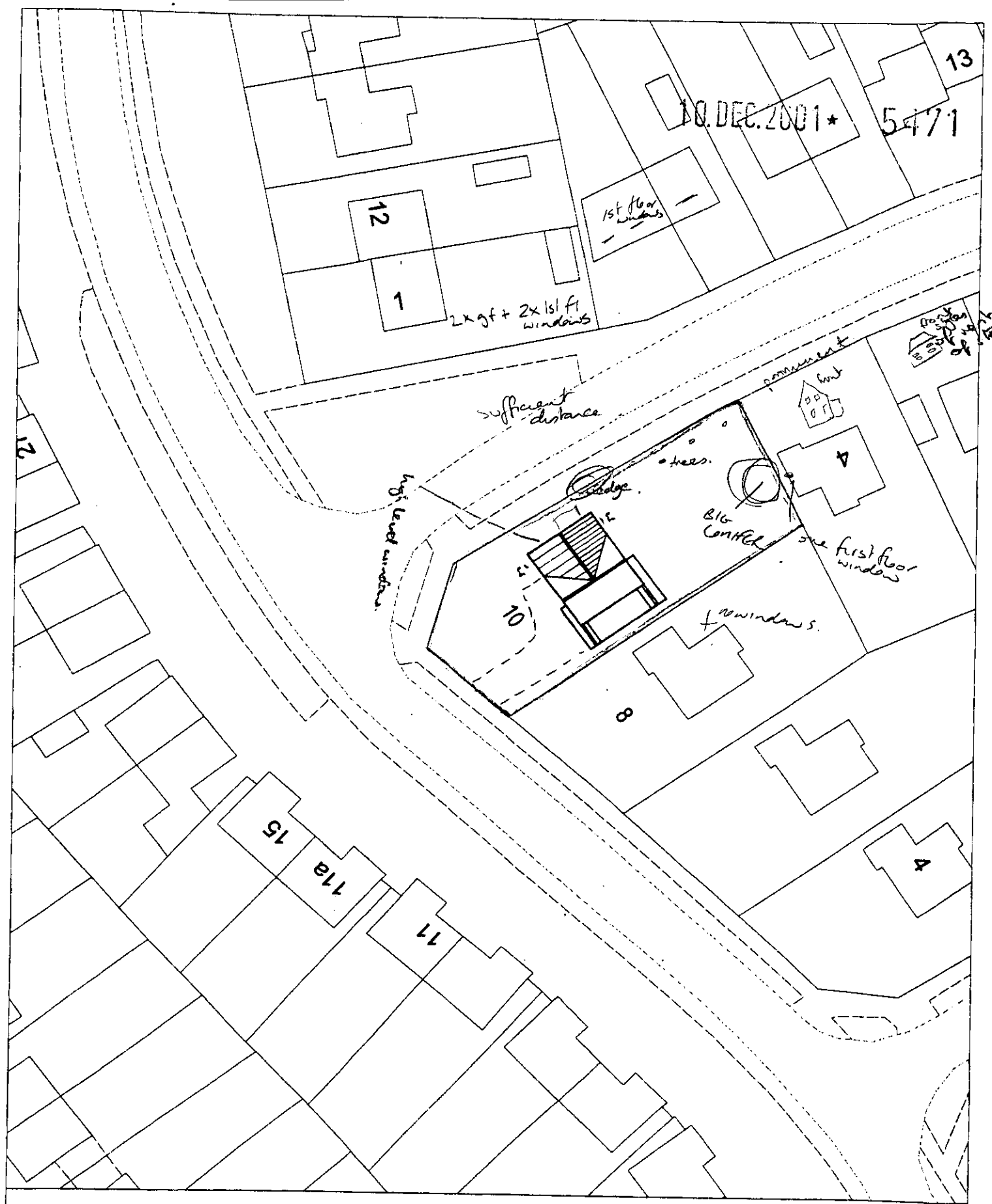
Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A. CIA.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A. CIA.
R/102/62	J.T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. CIA.
124/62	"	Detached House	9/8/62	App. (CIA)
R/212/65	Mr. R. Atwood	Repositioning of Flank Screen Fence.	2/9/65	N/A. App.
6R21029	MR V HOWARD	2/St. Extension	7.7.83	App N/A
19844	V. Howard	S/S side ext.	28.7.83.	(CIA)
6R22168	"	Utility & Entrance canopy	23.8.84	App N/A
21050	"	"	5.6.85	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION OK

SPECIAL ORDERS TPO 3/57

DRAINAGE PD ENQ - 1st Floor side ext above existing - Mr THay 20.04.01
S/St Side Ext.



Site Plan, Scale: 1 to 500

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Date: 5 December 2001



Site Plan, Scale: 1 to 2500

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Date: 5 December 2001

N
W E
S

① - pitched roof side elevation to ground floor level
② - hip roof front elevation, pitched roof hipped to 1st fl level.
③ ~~pitched roof side elevation~~