APPLICATION NO:
F/2002/8031

LOCATION:
5 Annesley Gardens, Winnersh Wokingham.

APPLICANT:
Mr I Graham C/O Mr S Biddle

PROPOSAL:
Proposed two storey side and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **19/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr I Graham
C/O Mr S Biddle
56 Valentine Crescent
Caversham
READING
Berkshire

Application Number: F/2002/8031

Parish: **WINNERSH**

Location: **5 Annesley Gardens, Winnersh, Wokingham**

Proposal: **Proposed two storey side and single storey rear extensions 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed extension by reason of its mass, depth and siting, would form an overbearing feature resulting in significant loss of light to the ground floor lounge of No. 4 Annesley Gardens, to the detriment of their amenity. As such it is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan and contrary to advice on such matters contained within the Council's Design Guideline B2.

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/01/2003

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.

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8031

Applicant : Mr I Graham C/O Mr S Biddle.

Location : 5, Annesley Gardens, Winnersh, Wokingham.
Proposal : Proposed two storey side and single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/2 4/12/2

Date Registered : 19/11/2002

Earliest Date for Decision : 19/12/2002

Latest Consultation Date/Site Notice Expiry Date : 19/12/2002

This application will have expired on: 14/01/2003. 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 :
No.4 Annesley Gdns - obj overshadowing, overbearing, light.
PC - obj - overdevelopment.

Planning Issues :
Ld set.
Neighb.
Highways
Sheer sc.

Application Number: F/2002/8031 - 5 Annesley Gardens, Winnersh
Appraisal

Development
The site is a detached dwelling, situated within the identified settlement of Winnersh. The application being considered proposes garage conversion, two storey side and rear extension.

1) Impact upon Neighbouring Properties
The proposed extension would be set over 10m away from the neighbouring dwelling to the east, No. 6. A first floor window is proposed in the side elevation of the extension facing No. 6, however, as it is to a bathroom obscure glazing could be conditioned.
From the rear of the two storey extension there would be c.20m distance to the property to the north of the application dwelling.
The two storey extension would run along the side boundary with No. 4 for a depth of 5.2m past the side wall of this neighbour. No. 4 has single storey side extension with two patio doors in the side elevation, which would lie at right angles to the proposed development. Given this relationship it is considered that the proposed development would be overbearing and visually intrusive and would result in a significant loss of light to the neighbouring property. Beyond this 2/s wall of development a single storey flat roofed extension would project a further 4.7m.

2) Impact upon the Character of the Area
The proposed extension would mimic the design and scale of the original dwelling. From the street scene, the extension would form a dominant feature, with full scale gable elevation which would be off-set from the host building, appearing as a separate dwelling staggered back in the street scene. However, given the set back from the host dwelling, it is not considered that the development would be significantly detrimental to the character of the street scene which supports varied forms of extensions and dwellings.

3) Highways and Parking
There would be sufficient on-site parking to accommodate the proposed extension.

Refused

Application Number F/2002/8031
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed extension by reason of its mass, depth and siting, would form an overbearing feature ~~[illegible]~~, resulting in significant loss of light to the ground floor ~~[illegible]~~ lounge of No 4 Annesley Gardens, to the detriment of their amenity. As such it is contrary to policy EN1 of BSP, policies ~~[illegible]~~ LBE1 and LBE2 of LALP + policies WBE1 + WOS3 of WDLP and contrary to advice on such matters contained within the Borough Design Guideline B2.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTU1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.S. Hardwick
(Development Control Manager)

Date: 13/01/03

lots of ext in shr. sc.
No 6 2/s side ext catslide roof + dormer.

No 8.
first floor ext
w/ dormer over gge.



RECORD OF SITE VISIT

SITE ADDRESS: 5 Annesley Gardens Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8031

OFFICER: Louise Smith

DATE OF SITE VISIT: 26/11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential rd.
lg. detached dwelling - mix of designs -
integral gges - open plan estate

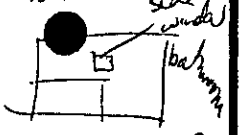
3. DESCRIPTION OF SITE/BUILDING
end property - detached gable front elevation
integral flat roof side gge set back.
car port adjoins gge to side

No 4
s/s side ext.

side window facing No 5.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 4 - s/s side extension nearest No 5. 3m proj ?
patio doors in rear elevation

No 4



?

No 52 opposite. pathway to rear of gdns.
↳ s/s flat roof front. ext

5. SITE CONSTRAINTS

front faces rear of application dwelling. set down on lower ground c. 0.2/0.3.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT w/ No 6 - 1.6m cb fencing + shrubs over > 2m high.
w/ No 4. 2m fencing.

OTHERS

No 6.
s/s rear ext

caldnt gain access left note

O/L new wind ?

Date: 31 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8031

Location: 5, Annesley Gardens, Winnersh, Wokingham.

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

Applicant: Mr I Graham C/O Mr S Biddle.

Case Officer: Louise Smith

The new plans show the following: Car parking layout - Option 2.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Carol Hurst

From:	Peter Strode [Peter.Strode@sainsburys.co.uk]
Sent:	20 December 2002 09:48
To:	Development.Control@wokingham.gov.uk
Subject:	URGENT - OBJECTION to Planning Application F/2002/8031 (Case Officer: Louise Smith)
Importance:	High
Follow Up Flag:	Follow up
Due By:	23 December 2002 17:00
Flag Status:	Flagged

Dear Ms. Smith,

Yesterday you spoke with my wife, Mrs Wendy Strode, regarding our objection.

We are seriously concerned about the appropriateness of such as large extension adjacent to our house, so I have now also had a long conversation with Prue Bray, who should have emailed you yesterday seeking points of clarification regarding:

1. The Loss of Light issue - I would invite you to re-visit our house to assess the loss of light from the inside.

2. The Overshadowing/Overlooking issue - our views are well-documented in the objection letter and digital pictures you and Prue Bray received. In addition, I believe the distance between the back of our house and the proposed extension is less than 11 metres - this is the critical distance quoted to me by Prue Bray.

(3) In addition, I would also like to raise the risk of an adverse impact from the run-off/drainage from the proposed extension.

Prue Bray has said she will be talking further with you regarding this case, which is helpful. She has asked me to re-contact her on 30/12 for a further discussion.

I completely appreciate the work pressure and tight targets you are working to, but hope that you give us the chance to make the case fully before making a decision.

Yours sincerely,

Peter Strode

Peter Strode
4, Annesley Gardens
Winnersh
Wokingham
Berkshire RG41 5PB

Phone: +44 (0)207 695 5488

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager (postmaster@j-sainsbury.co.uk).

The format of address is: firstname.lastname@sainsburys.co.uk

This footnote also confirms that this email message has been swept by MAILsweeper for the presence of computer viruses.

J Sainsbury plc (185647 England)
Sainsbury's Supermarkets Limited (3261722 England)

Registered Offices:
33 Holborn

London
EC1N 2HT

****

FROM: Louise Smith

DATE: 25 November 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8031

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

Site Address: 5, Annesley Gardens, Winnersh, Wokingham.

Applicant: Mr I Graham C/O Mr S Biddle.

Your observations are required in respect of this application **by 19/12/2002** .

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site

2 Flat roofs were not to be encouraged

19 DEC 2002

COPIES TO: | ACK: | FILE:

SIGNED: _____ DATE: 18.12.02

Clerk To Winnersh Parish/Town Council.

9.10 am 13/12/02.

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

64251 & 068

Miss Louise Smith
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

LS

V 17/12

10th December 2002

Dear Miss Smith,

PLANNING APPLICATION F/2002/8031
[redacted]NNESLEY GARDENS, WINNERSH

I have been instructed by the owners of 4 Annesley Gardens to respond to your consultation on the planning application for the above property. My clients have obtained copies of the plans and I have considered the proposal with them on site to assess whether there are grounds to object to the proposed extension.

The Proposal
The proposal is to extend over the top of the existing garage and car port which lies to the side and partly to the rear of the application property, with a second storey. There would also be a single storey flat roofed extension to this. The extension is shown on the plan to be located 1.2m away from the boundary rising to a height of 5.5m to the eaves and 7.6m to the ridge. The two storey element is proposed to be almost 6m in length and the single storey element a further 5m.

The block plan is meant to depict the proposed location of the extension and its spatial relationship to adjacent properties. The submitted block plan however does not show a single storey rear extension to my clients' property, which was erected almost 20 years ago and shown on photograph 1. This extension provides a sitting room and dining room leading, via french windows, to a patio area. There is also a high level window on the elevation closest to No.5. The proposed extension will lie to the east of my clients' property.

[redacted]ed on the plans submitted, the orientation of the application site to my clients' house and adopted guidance, I consider that there are grounds to object and these are set out below.

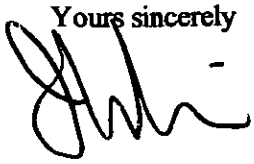
Objection 1 – Proposed Design – impact on residential amenity
The proposal, by virtue of the mass of the two storey extension so close to the boundary, will result in unreasonable impact and intrusion on my clients use of their property. A blank wall of at least 30 square metres will mar their outlook and will also lead to a loss of light to the patio area and to the lounge window detrimentally affecting my clients' enjoyment of their property. This is contrary to advice in "Guidelines for extensions to dwellings", which requires that extensions should "not dominate or unreasonably overshadow adjoining buildings or garden areas". The guidance suggests that a 12 metres gap should be maintained where there is a side/rear relationship between houses. The orientation of the two houses to each other is unusual in this case but the plans clearly show that the gap between the proposed extension and my clients' house will be just 4 metres. Photographs enclosed with this letter illustrate the impact that this will have on my clients' property and outlook.

Conclusion
My clients want to make it clear that they have no objection in principle to their neighbours seeking to enlarge their house, however they feel that other solutions should be explored to achieve more space without such an impact on their property.

It is hoped that this letter sets out the grounds for objection clearly and fairly. Please contact me if you need any more information. In order for you to appreciate the potential impact on my client's property, I have been asked to invite you to visit them at their house as part of your site visit. If this is convenient for you please contact me to arrange a time.

Finally, I have been asked to send a copy of this letter to my clients' local councillor so that she can appreciate the strength of their opposition to the current proposal.

Yours sincerely



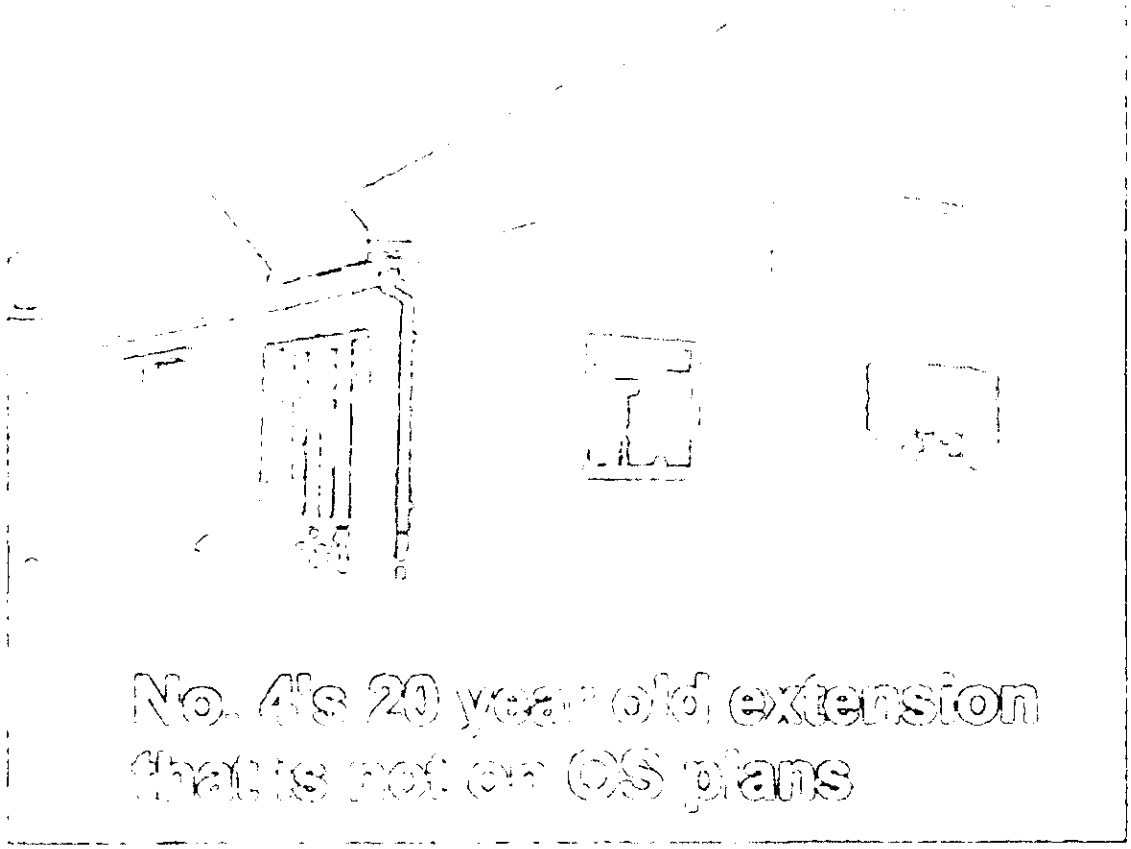
Julie Williams BSc (Hons) Dip TP MRTPI

Cc Councillor Pru Bray

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



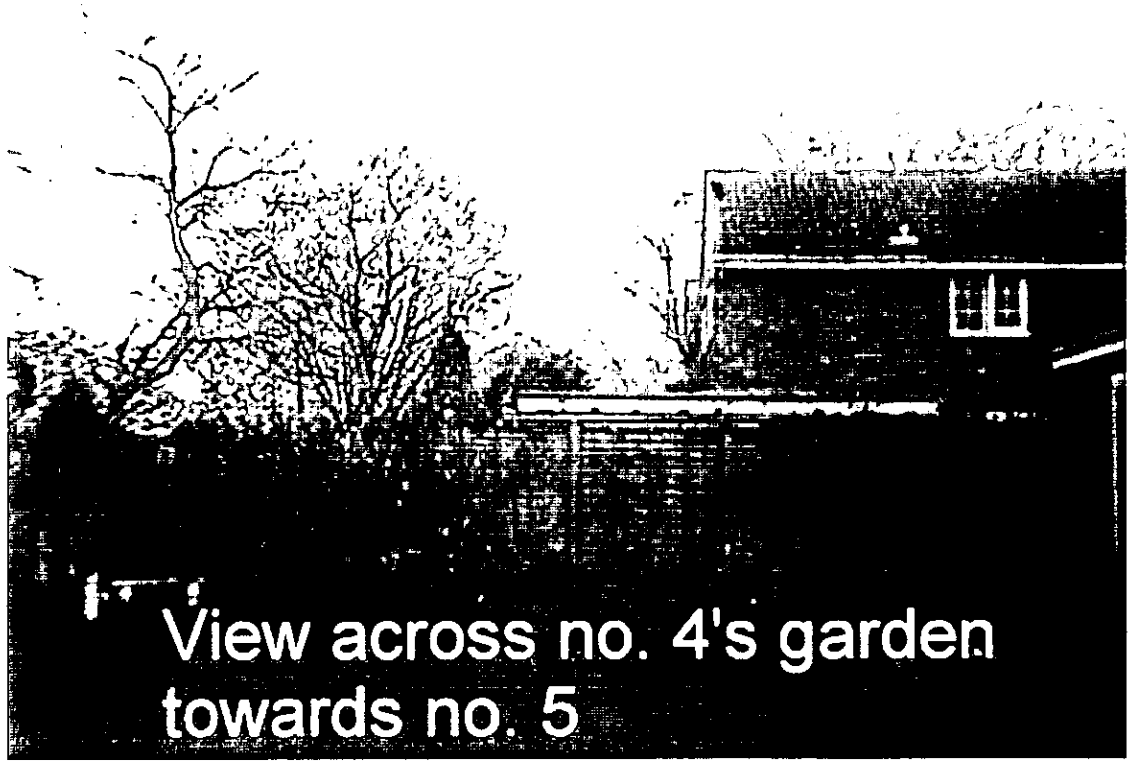
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Picture 1



Picture 2



Picture 3



Picture 4

OBS

Carol Hurst

From: Martin & Pole, Nicholas - Reading [r@nicholasmp.demon.co.uk]
Sent: 10 December 2002 17:12
To: Development.Control@wokingham.gov.uk
Subject: F/2002/8031 - 5 Annesley Gardens

LS

WOKINGHAM UNITARY
Aiming for Excellence

11 DEC 2002

17/12

Please find attached a letter objecting to this application plus photographs. Signed letter in post.

Miss Louise Smith
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

WOKINGHAM UNITARY
Aiming for Excellence

10th December 2002

Dear Miss Smith,

PLANNING APPLICATION F/2002/8031
5 ANNESLEY GARDENS, WINNERSH

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The Proposal
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Based on the plans submitted, the orientation of the application site to my clients' house and adopted guidance, I consider that there are grounds to object and these are set out below.

Objection 1 – Proposed Design – impact on residential amenity
The proposal, by virtue of the mass of the two storey extension so close to the boundary, will result in unreasonable impact and intrusion on my clients use of their property. A blank wall of at least 30 square metres will mar their outlook and will also lead to a loss of light to the patio area and to the lounge window detrimentally affecting my clients' enjoyment of their property. This is contrary to advice in "Guidelines for extensions to dwellings", which requires that extensions should "not dominate or unreasonably overshadow adjoining buildings or garden areas". The guidance suggests that a 12 metres gap should be maintained where there is a side/rear relationship between houses. The orientation of the two houses to each other is unusual in this case but the plans clearly show that the gap between the proposed extension and my clients' house will be just 4 metres. Photographs enclosed with this letter illustrate the impact that this will have on my clients' property and outlook.

The suggested 45^0 angle from the lounge window will obviously be breached by the proposed extension leading to a considerable loss of light to that room for my clients.

Objection 2 – Proposed Design – impact on the original house and my clients' house.
The proposed design narrowly complies with recently published guidance on house extensions by being set back from the front and with the ridge of the roof set slightly lower than the main house roof. However, the scale of the proposal results in a development which has the appearance of a new house squeezed into the gap between the existing houses rather than an extension to the main house. In "Guidelines for extensions to dwellings" it is made clear that "the scale and proportions of the extension should respect the form of the original building".

WOKINGHAM UNITARY
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The scale of the proposed extension (almost 100 sq.m with 51 sq.m in the ground floor extension) results in almost half of the applicants' rear garden being lost to development. As this property already occupies one of the smaller plots in this close the result of the proposal would be a large and bulky house on a very cramped site.

Objection 3 – Proposed Design – impact on character of area.
The application site is at the end of this cul-de-sac. The height and width of the proposed extension will appear as if a new dwelling had been inserted into the gap between no.4 & no.5. This will look out of keeping with the spatial arrangement of the other houses in the close and would give rise to the visual impression of this end of the close being enclosed by masonry. In "Guidelines for extensions to dwellings" developers are advised that extensions should not be detrimental to the character of the street" and the example given is by creating apparent terraces. Allowing a greater gap to the side with more of the extension being located at the rear of no.5 would overcome this problem.

Other concerns
Additional dwelling
The proposed size and internal layout of the extension, particularly the side door and the extended kitchen area gives rise to a concern that the purpose of the application is to achieve an independent residential unit on the site. The ground floor of the extension could easily be adapted to provide a bedroom, lounge and kitchen - a bathroom is already shown. My clients therefore request that should planning permission be granted that a suitable condition is applied to clarify that the extension should only be used as part of the main house and not occupied as a dwelling.

Parking
With the loss of the existing covered parking facilities no.5 would be left with just the two tandem car spaces on their drive. Should the occupant's parking demands exceed this basic provision there is a good chance that my clients' access and parking area will become obstructed.

Security
The guidance also suggests that single storey rear extensions should not protrude beyond the original rear wall by more than 3 metres. In this case the single storey extension is proposed to be 5 metres long leaving a gap of just over 1 metre between it and the rear boundary fence. It is suggested in the guidance that flat roofs could increase the risk of crime by providing easy access to first floor windows. As there is an access lane on the far side of the fence it would not be difficult to scale the fence and get on to the roof quite quickly.

Flooding
The gardens in this area of the close already suffer from excessive surface water with that part of my clients' garden closest to no.5 especially boggy. My clients' are understandably concerned that the proposed extension will add to this problem by reducing the water storage capacity of the immediate area and perhaps by adding to surface water run-off. Should planning permission be granted for this proposal it is requested that a condition is applied requiring details of surface water drainage measures to be approved before development commences.

Conclusion

My clients want to make it clear that they have no objection in princi[illegible] their neighbours seeking to enlarge their house, however they feel that other solutions should be explored to achieve more space without such an impact on their property.

It is hoped that this letter sets out the grounds for objection adequately. Please contact me if you need any more information. In order for you to appreciate the potential impact on my client's property, I have been asked to invite you to visit them at their house as part of your site visit. If this is convenient for you please contact me to arrange a time.

Finally, I have been asked to send a copy of this letter to my clients' local councillor so that she can appreciate the strength of their opposition to the current proposal.

Yours sincerely

Julie Williams BSc (Hons) Dip TP MRTPI

Cc Councillor Pru Bray

WOKINGHAM UNITARY
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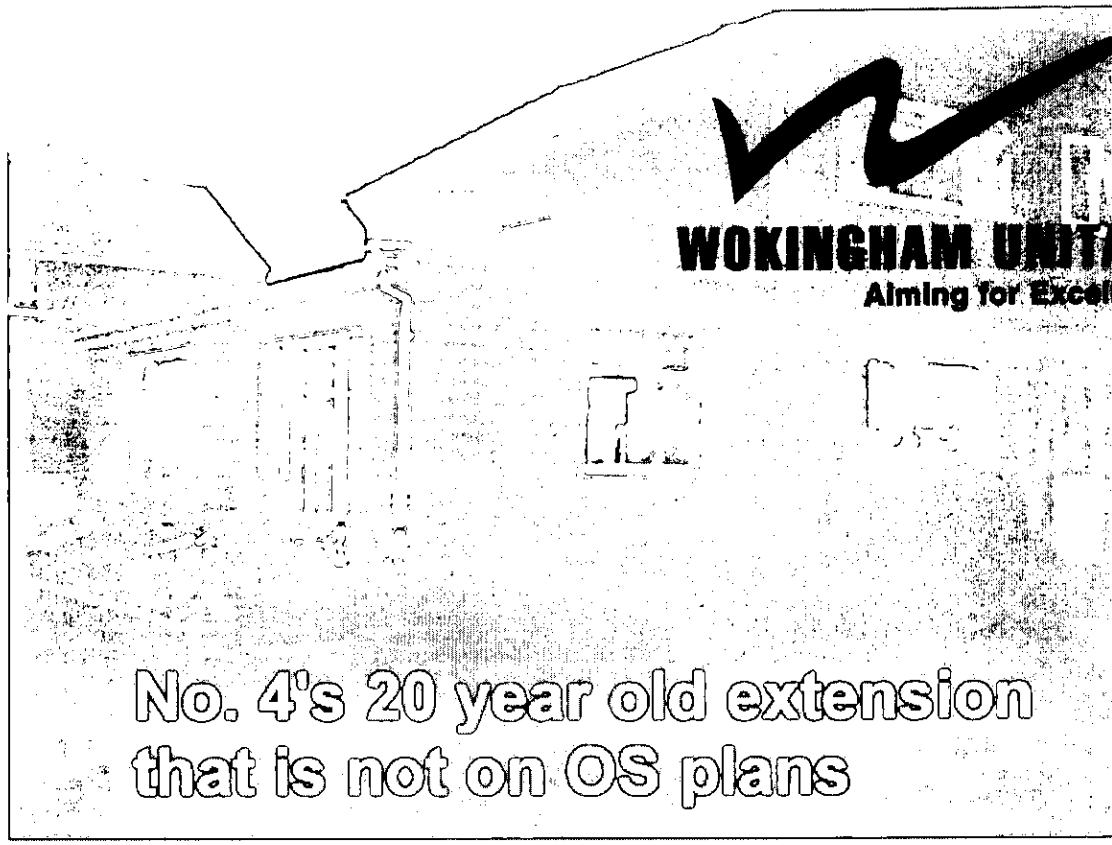
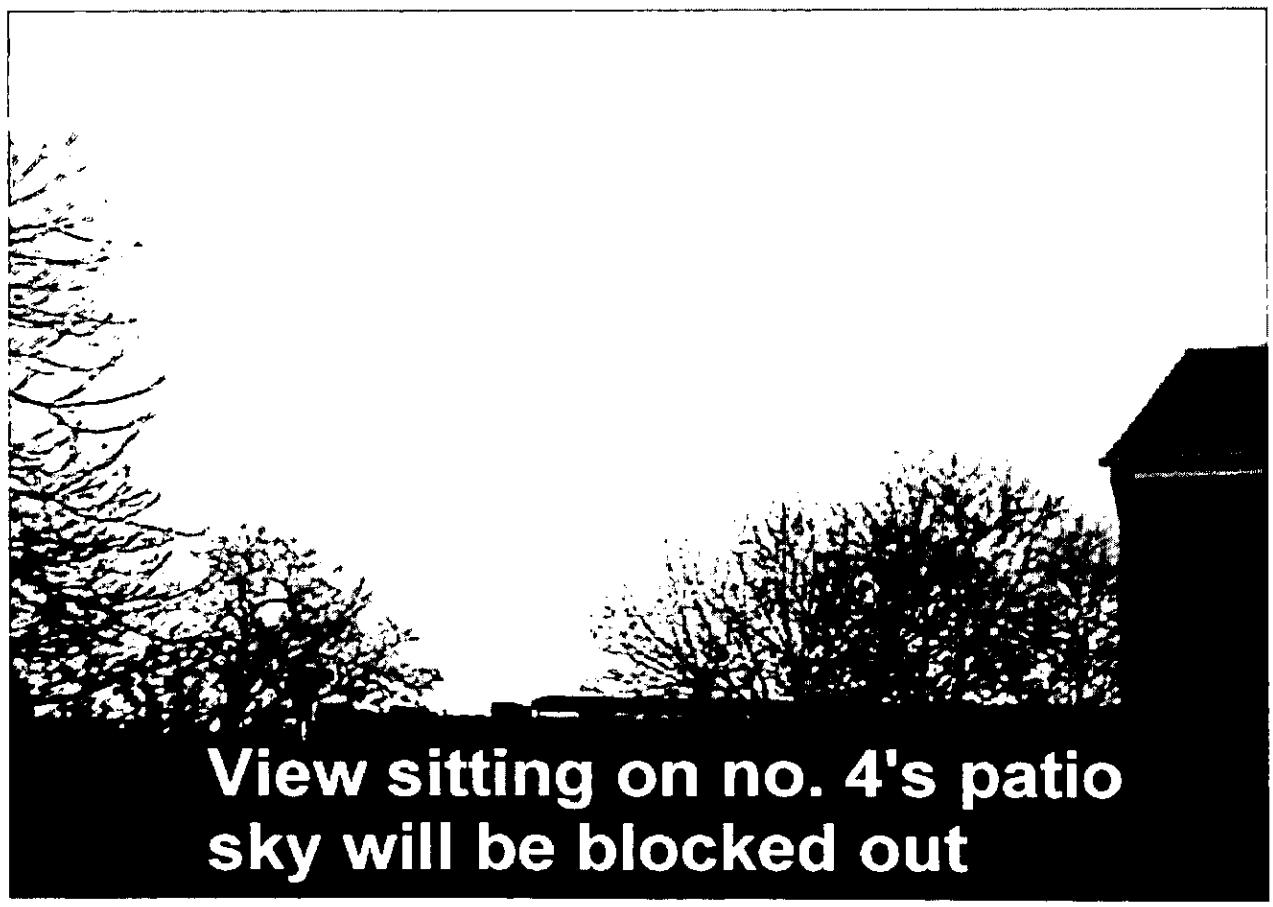


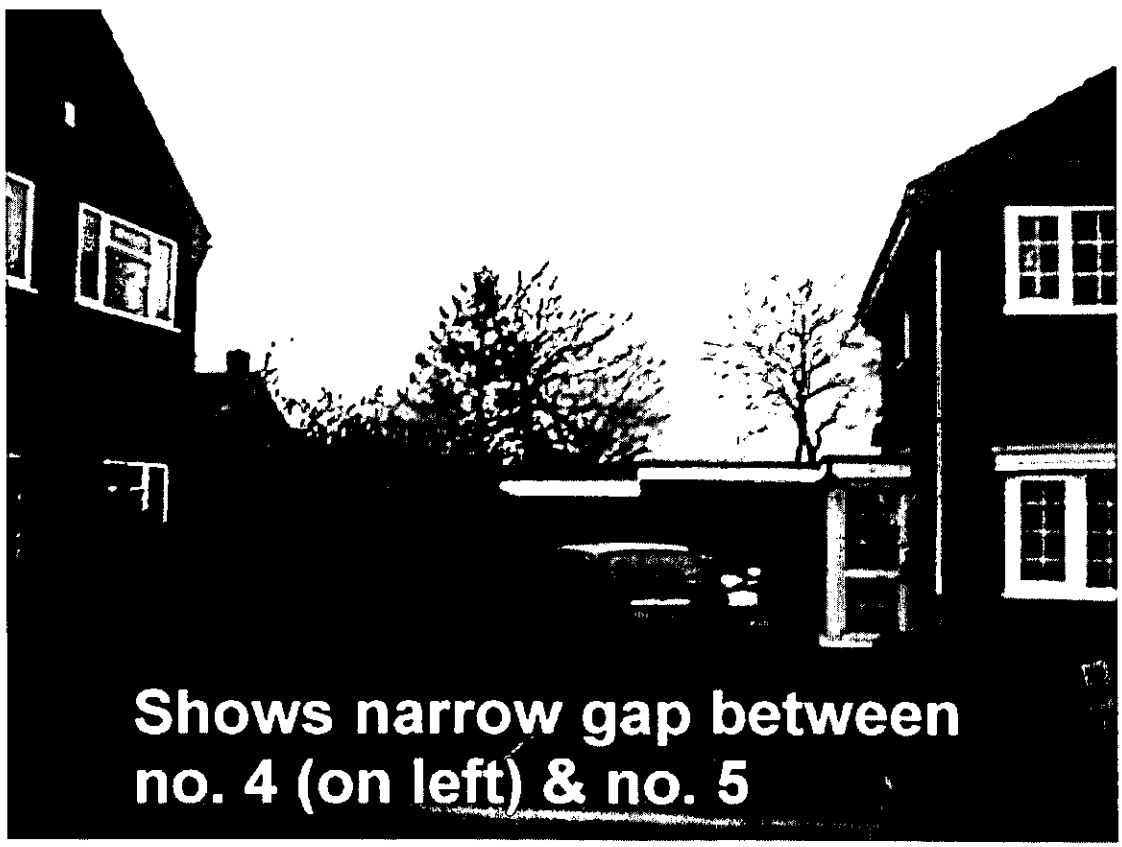
Picture 1



Picture 2



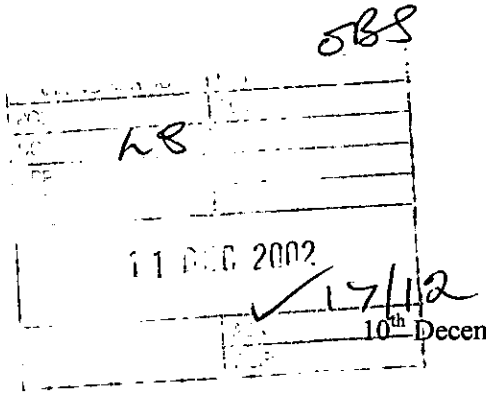
Picture 3



Picture 4

Miss Louise Smith
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

OBS



10th December 2002

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Based on the plans submitted, the orientation of the application site to my clients' house and adopted guidance, I consider that there are grounds to object and these are set out below.

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The suggested 45^0 angle from the lounge window will obviously be breached by the proposed extension leading to a considerable loss of light to that room for my clients.

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The proposed design narrowly complies with recently published guidance on house extensions by being set back from the front and with the ridge of the roof set slightly lower than the main house roof. However, the scale of the proposal results in a development with all the appearance of a new house squeezed into the gap between the existing houses rather than an extension to the main house. In "Guidelines for extensions to dwellings" it is made clear that "the scale and proportions of the extension should respect the form of the original building".

The scale of the proposed extension (almost 100 sq.m with 51 sq.m in the ground floor extension) results in almost half of the applicants' rear garden being lost to development. As this property already occupies one of the smaller plots in this close the result of the proposal would be a large and bulky house on a very cramped site.

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The application site is at the end of this cul-de-sac. The height and width of the proposed extension will appear as if a new dwelling had been inserted into the gap between no.4 & no.5. This will look out of keeping with the spatial arrangement of the other houses in the close and would give rise to the visual impression of this end of the close being enclosed by masonry. In "Guidelines for extensions to dwellings" developers are advised that extensions should not be detrimental to the character of the street" and the example given is by creating apparent terraces. Allowing a greater gap to the side with more of the extension being located at the rear of no.5 would overcome this problem.

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With the loss of the existing covered parking facilities no.5 would be left with just the two tandem car spaces on their drive. Should the occupant's parking demands exceed this basic provision there is a good chance that my clients' access and parking area will become obstructed.

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The guidance also suggests that single storey rear extensions should not protrude beyond the original rear wall by more than 3 metres. In this case the single storey extension is proposed to be 5 metres long leaving a gap of just over 1 metre between it and the rear boundary fence. It is suggested in the guidance that flat roofs could increase the risk of crime by providing easy access to first floor windows. As there is an access lane on the far side of the fence it would not be difficult to scale the fence and get on to the roof quite quickly.

Flooding
The gardens in this area of the close already suffer from excessive surface water with that part of my clients' garden closest to no.5 especially boggy. My clients' are understandably concerned that the proposed extension will add to this problem by reducing the water storage capacity of the immediate area and perhaps by adding to surface water run-off. Should planning permission be granted for this proposal it is requested that a condition is applied requiring details of surface water drainage measures to be approved before development commences.

Conclusion
My clients want to make it clear that they have no objection in principle to their neighbours seeking to enlarge their house, however they feel that other solutions should be explored to achieve more space without such an impact on their property.

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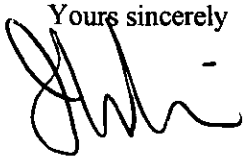
Finally, I have been asked to send a copy of this letter to my clients' local councillor so that she can appreciate the strength of their opposition to the current proposal.

Yours sincerely



Julie Williams BSc (Hons) Dip TP MRTPI

Cc Councillor Pru Bray

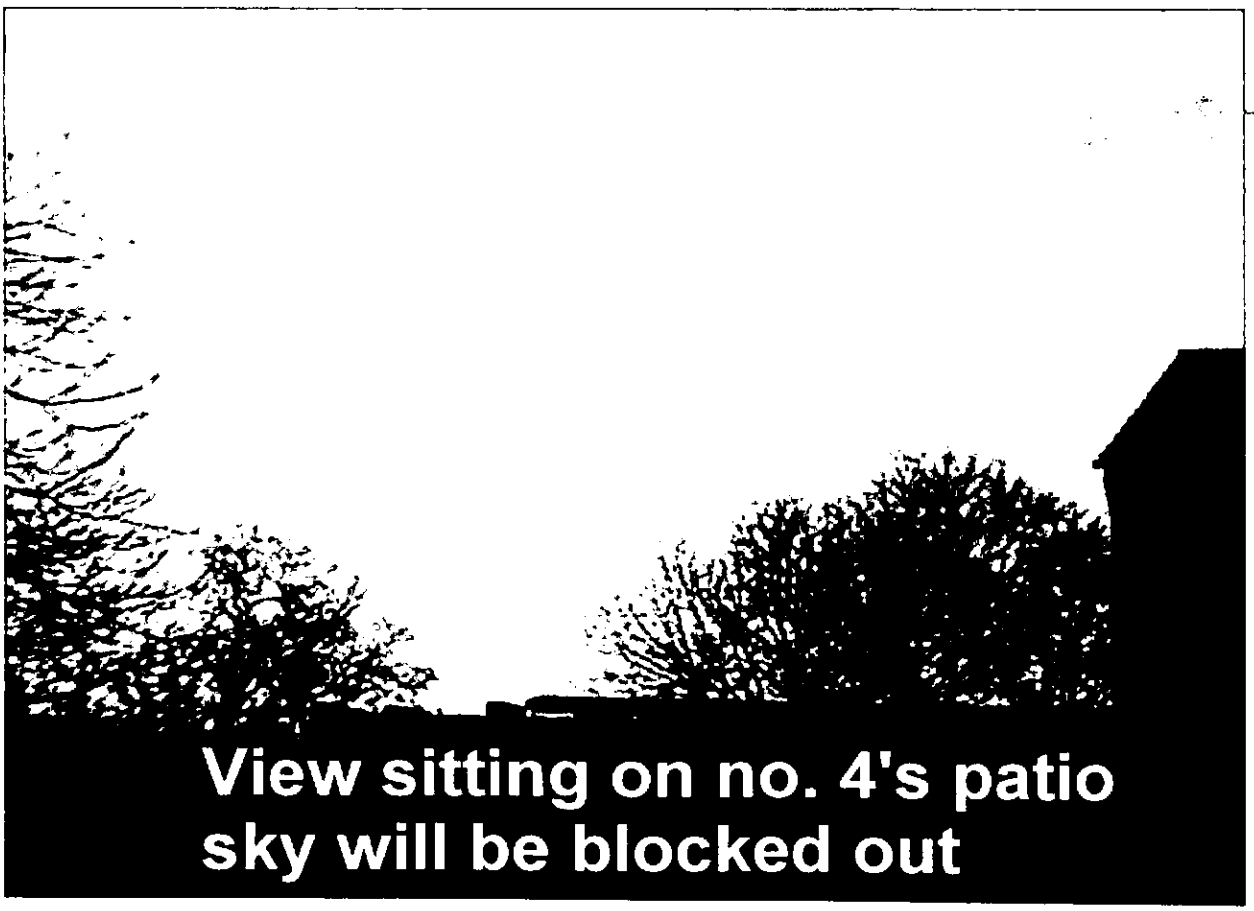
THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



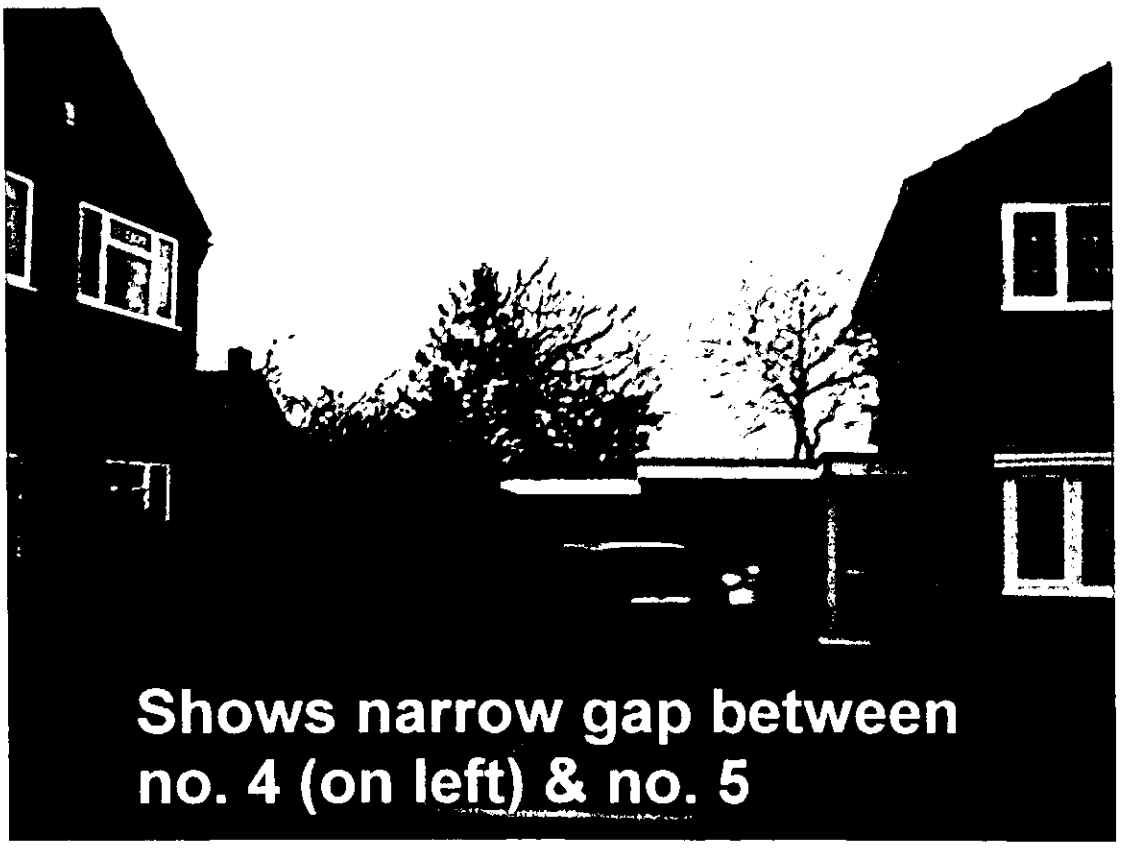
Picture 1



Picture 2



Picture 3



Picture 4

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

64251 To be logged.
LS & on Obs

Miss Louise Smith
Planning Services
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
RG40 1WR

10th December 2002

Dear Miss Smith,

PLANNING APPLICATION F/2002/8031
4 ANNESLEY GARDENS, WINNERSH

I have been instructed by the owners of 4 Annesley Gardens to respond to your consultation on the planning application for the above property. My clients have obtained copies of the plans and I have considered the proposal with them on site to assess whether there are grounds to object to the proposed extension.

The Proposal
The proposal is to extend over the top of the existing garage and car port which lies to the side and partly to the rear of the application property, with a second storey. There would also be a single storey flat roofed extension to this. The extension is shown on the plan to be located 1.2m away from the boundary rising to a height of 5.5m to the eaves and 7.6m to the ridge. The two storey element is proposed to be almost 6m in length and the single storey element a further 5m.

The block plan is meant to depict the proposed location of the extension and its spatial relationship to adjacent properties. The submitted block plan however does not show a single storey rear extension to my clients' property, which was erected almost 20 years ago and shown on photograph 1. This extension provides a sitting room and dining room leading, via french windows, to a patio area. There is also a high level window on the elevation closest to No.5. The proposed extension will lie to the east of my clients' property.

Based on the plans submitted, the orientation of the application site to my clients' house and adopted guidance, I consider that there are grounds to object and these are set out below.

Objection 1 – Proposed Design – impact on residential amenity
The proposal, by virtue of the mass of the two storey extension so close to the boundary, will result in unreasonable impact and intrusion on my clients use of their property. A blank wall of at least 30 square metres will mar their outlook and will also lead to a loss of light to the patio area and to the lounge window detrimentally affecting my clients' enjoyment of their property. This is contrary to advice in "Guidelines for extensions to dwellings", which requires that extensions should "not dominate or unreasonably overshadow adjoining buildings or garden areas". The guidance suggests that a 12 metres gap should be maintained where there is a side/rear relationship between houses. The orientation of the two houses to each other is unusual in this case but the plans clearly show that the gap between the proposed extension and my clients' house will be just 4 metres. Photographs enclosed with this letter illustrate the impact that this will have on my clients' property and outlook.

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)

www.martinpole.co.uk

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Yours sincerely

Julie Williams BSc (Hons) Dip TP MRTPI

Cc Councillor Pru Bray

64252 0118 953 5265

LS

1 DEC 2002

STEPHEN BIDDLE BSc CEng MICE
Chartered Civil Engineer
1, Wilwyne Close, Caversham,
Reading, Berks RG4 5EP
Tel: 0777 079 2797

8631
LS

FAX to: 0118 9746484

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

Fax number:

12th December 2002

Dear Sir,

Proposed alterations to 5, Annesley Gardens, Winnersh

As requested on your recent compliment slip, please find enclosed car parking layouts for 5 Annesley Gardens I have indicated a number of possible layouts as I am unsure which number of vehicles you require to be accommodated off-road. Whilst the overall number of bedrooms has not increased, I appreciate the existing parking space within the garage has been removed.

As the drawing indicates, there is space available to accommodate in excess of 4 vehicles.

I have sent drawing number GRAHAM/1102/05 to you in the post which contains all 3 options.

Yours faithfully,

(4 PAGES).

STEPHEN BIDDLE

Application Number : F/2002/8031	Map No : 54
Case Officer : LS	Site Area : 0.04
Valid Date : 19/11/02	Received Date: 19/11/2002

Level : Delegated Application

Description : Proposed two storey side and rear extension to dwelling. (a single storey rear) (conversion of garage → residential?? - see below)

Location : 5, Annesley Gardens, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr I Graham C/O Mr S Biddle.

Fee Required: £110 Fee Received: £110 (4)

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	Parking layout	✓ 25/11	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	From GIS it looks as if existing garage is being converted to dining room as part of this ext - pls confirm.		

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

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

Tel: (0118) 974 6463

Date: 25 November 2002

My ref: F/2002/8031

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/8031
5, Annesley Gardens, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8031**
5, Annesley Gardens, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery

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

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

Tel: (0118) 974 6463

Date: 25 November 2002

My ref: F/2002/8031

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Signed: _____ Date: _____

Councillor Bray

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

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

Tel: (0118) 974 6463

Date: 25 November 2002

My ref: F/2002/8031

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ball

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

Received by Wokingham District Council

Application No: F/2002/8031

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

Location:
5, Annesley Gardens, Winnersh, 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/2002/8031 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/12/2002. 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

25 November 2002

Organisation_Name	Building_Name	address1	Postcode
		3ANNESLEY GARDENSWOKINGHAM	RG41 5PB
		4ANNESLEY GARDENSWOKINGHAM	RG41 5PB
		5ANNESLEY GARDENSWOKINGHAM	RG41 5PB
		6ANNESLEY GARDENSWOKINGHAM	RG41 5PB
		7ANNESLEY GARDENSWOKINGHAM	RG41 5PB
		52ROBINHOOD LANEWOKINGHAM	RG41 5NC
		54ROBINHOOD LANEWOKINGHAM	RG41 5NC
		50ROBINHOOD LANEWOKINGHAM	RG41 5NC

Neighbour list F/2002/8031

Environmental Services

For office use only. Application number: 19.NOV.2002 8031

Householder planning application form

19 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

8031

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 I. GRAHAM
	Address and postcode	5 ANNESLEY GARDENS WINNERSH READING BERKS
	Phone number	
	Agent's Name	MR S. BIDDLE
	Address and postcode	56 VALENTINE CRESCENT CAVERSHAM READING BERKS
	Phone number	07770 792 797
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.	5 ANNESLEY GARDENS WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND 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.	BRICKWORK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING WHITE UPVC WINDOWS
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: 4	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: [signature] on behalf of N/A.

Date 13/11/2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

NC 20 008 003

ADDRESS 5 ANNESLEY GARDENS PARISH WINNERSH

PLOT No. 7 O.S. SHEET No. SU.7871/54

BUILDER Penates Developments Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/161/67	Executors of Mr. L. Hill Mrs. I. Keillor & Mrs M. Wells	Outline	28.9.67	N/A. Clr
23/68	Penates Properties Ltd	Detached House	14.3.68	App. Clr
35/68	" Supersedes 23/68	" "	9.5.68	App. Clr
PO/591/70	Mr B.E.W. Goddes	Car Port	26.11.70	App - N/A
F/2002/8031	Mr. I. Graham	2 St/Sa R East.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE