APPLICATION NO:
F/2000/0840

LOCATION:
1 Evendons Close, Wokingham.

APPLICANT:
Mr Mrs Levy C/O Keen Partnership

PROPOSAL:
Proposed two storey side extension to dwelling and conversion of garage to study

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Emy Circuit**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Levy
C/O Keen Partnership
Culham House
122 Castle Street
Reading
Berks
RG1 7RT

Application Number: F/2000/0840

Parish: **WOKINGHAM**

Location: **1, Evendons Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and conversion of garage to study**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the rear (west) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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) no windows or similar openings shall be constructed at the first floor level or above in the side and rear (north & west) elevations.

Condition
5. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing nos P09-00-03A and P09-00-04A submitted to the Local Planning Authority on 03/05/00 showing the rear of the extension flush with the rear of the existing dwelling, an obscure glazed bathroom window in the first floor rear elevation and no windows in the side elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/06/2000

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

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: karen.satterford@wokingham.gov.uk
Date: 6 July 2000
My ref: KS/KC/DesJul/3&4

BY FAX: 0118 978 0339 — faxed 12.43pm.

Mrs S J Levy
6a Glebelands Road
Wokingham
Berkshire RG40 1DR

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Levy

1 EVENDONS CLOSE, WOKINGHAM
PLANNING APPLICATION: FP/2000/0840

Thank you for your faxed letter to me of 4 July 2000 in which you list a chronology of events surrounding proposed development at the above address.

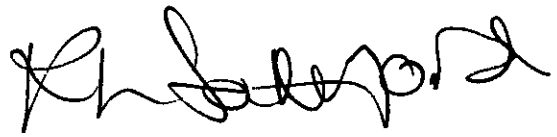
I have looked at the points you raise very carefully and discussed the matter with John Mitchell, the Development Control Manager, who you met on 16 June. He has explained the circumstances of your meeting to me, and explained how the unfortunate oversight arose over the handling of your planning application which led to it being approved the day before your meeting.

John Mitchell is most apologetic about this. Nevertheless he has advised you that it is unlikely that your original proposal would have been granted planning permission. I too have looked at the proposal and it appears to me to be unacceptable because of the relationship with adjoining properties. However there may be merit in the suggestion you put forward with regard to the juxtaposition of the bedroom and bathroom in the proposed extension: however I would still be concerned at the proximity of the proposal with 49 Evendons Lane. Unfortunately the decision has been made and it is not possible to amend the approved plans in the manner you propose.

My view is that you should resubmit your planning application in the form you require. There would be no fee for this provided it was submitted within 12 months of the recent decision. I think it advisable that you are prepared for the possibility of the refusal of planning permission. Were that the case it would be open to you to appeal to the Planning Inspectorate.

I hope you find these comments helpful. Once again I apologise for the handling of this application. If you still feel that there is merit in meeting me to discuss the matter then I would be pleased to do so: perhaps you would telephone my assistant, Karen Court, to arrange an appointment.

Yours sincerely



Karen Satterford
Director of Environmental Services

cc: John Mitchell, Development Control Manager

PCL
DC
APP
CS
RPT
ILS
EIF
31441
05 JUL 2000
COPIES TO: KS
ACK:
FILE:

K & S.J.LEVY
DEVELOPMENTS LTD

Sunbirds
6a Glebelands Road
Wokingham
Berkshire RG40 1DR
Phone & Fax
0118 978 0339

Directors
K.Levy, Quantity Surveyor
Suzanne J.Levy

REPLY REQUIRED
19/7

4th July 2000

John Mitchell Esq.,
Planning Departmnt,
Wokingham District Council,
Shute end,
WOKINGHAM.

Dear Mr. Mitchell,

Re: 1 Evendons Close, Wokingham.
Application No. FP/2000/0840

I am today in receipt of your letter dated 20th June which was addressed to me at the proerty referred to above, which as you know, is unoccupied as discussed. My own address being as per my letter to you dated 16th June.

I am both surprised and dismayed at the content of your letter which appears at variance with our discussion on 16th June, later confirmed in my letter.

It was agreed between us for the reasons fullsomely expressed, that I wished to revert to my original application which you agreed should be revised as discussed and re submitted by the architect.

To suggest that you were unaware of the imminent consent for the amended plans dated 25/5 is unacceptable. I handed to you a copy letter relating to this dated 25th May from Piers Massey to Ms.Circuit.

BOth sets of plans were shown to you at the meeting and we agreed that my amendment from bedroom (first floor rear) to be replaced with an en suite bathroom, thus transferring the bedroom first floor to the front of the property would be acceptable on the basis that it clearly removed any possibility of overlooking as the only rear window in the extension would be glazed with obscure glass. To suggest otherise is disingenuous of you.

You expressed your concern at the manner in which thisapplication haa been handled and it was agreed that this was indefensible - your own words, with which I fully concur.

In view of the optimism you expressed at wishing to ensure that your Council offers the best technology with well equipped and trained staff who offer a superlative service to residents is commendable. I trust you will now extend such a service to me, and I await your confirmation that I will now be treated with some degree of respect and fairness which has to date not been the case.

You are fully aware of the various cases already put before you which are documented for further review as necessary.

I trust that on reflection you will rec onsider your current position in the light of the whole of the events covering by this application.

Yours sincerely,

Mrs. S.J. Levy.

CC C.E.O.

Tuesday 04.07.00
12 noon

Telecon with Mrs S Levy of 6a Glebelands Rd, Wokingham, RG40 1DR
Tel: 01189 780339

Subject: 1 Evendons Close, planning application F/2000/0840

planning app (for a modest extn) has been running since 22.02.00

met with John Mitchell 16.06.00
wanted to revert from revised to original drawings
JM thought this would be OK, only issue was upstairs overlooking window but this to be frosted

she resubmitted original drawings & confirmation letter after the meeting

went round to the house today (she doesn't actually live there) to collect mail, found letter from JM advising that decision had already been made prior to their meeting giving approval based on the revised drawings. Therefore not possible to accept the original drawings.

She's unhappy about:
a) the time it has taken to reach a decision
b) the fact that she wants to go with her original drawings rather than the revised ones

Has talked to her councillor, Marion Robertson

Is now requesting a meeting with Karen.

Karen – shall I arrange a meeting with Mrs Levy? I've tried to steer her towards making a Stage 2 complaint.

Sandra – has this already been through Stage 1?

John – for info at this stage, may require further briefing for Karen

Karen Court
04.07.00

30769

PLANNING SERVICES | HPT
SOL | TLS
IO | ENF
APP |
S |
20 JUN 2000
COPIES TO: | ACK:
FILE:

K & S.J.LEVY

DEVELOPMENTS LTD

Directors
K.Levy, Quantity Surveyor
Suzanne J.Levy

Sunbirds
6a Glebelands Road
Wokingham
Berkshire RG40 1DR
Phone & Fax
0118 978 0339

16th June 2000

Atten: Mr. J. Mitchell,
Planning ~~& Environment~~ Manager,
Planning Department,
WokinghamDistrict council,
Shute End,
Wokingham.

Dear Mr. Mitchell,

Re: 1 Evendons Close Wokingham.

Thank you for meeting with me yesterday to discuss the ongoing probleme regarding the planning application relating to the above property, and other related matters.

I am grateful to you for fitting me into your busy schedule at such short notice, and feel that the meeting has been beneficial regarding planning matters per se.

I have arranged for the architect to re submit the plans showing the rear frosted window on the first floor which will, as discussed, be re arranged as the bathroom with the bedroom running to the front of the property. I am advised that the rear frosted window which faces the rear property is opposite a hall window and also a frosted bathroom window, and not a bedroom window as I had thought was a possibility.

In view of the time that this application has already taken, an early decision would obviously be very much appreciated, particularly in view of the time the property has remained unoccupied since completion in October of 1999, of the purchase.

Thank you again for your kind assistance.

Yours sincerely,

S.J. Levy.

Mrs. S.J. Levy.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 20 June 2000
My ref. JM/SB/F/2000/0840
Your ref.

Mrs Levy
1 Evendons Close
WOKINGHAM
Berkshire
RG41 4AB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Levy

PLANNING APPLICATION F/2000/0840
TWO STOREY SIDE EXTENSION AND CONVERSION OF GARAGE

Thank you for coming to see me last Thursday, 15 June to discuss the above planning application.

I am afraid that planning permission for the amended scheme was granted the day before we met and whilst I should have been aware of this I am afraid your application did not look familiar to me.

In the circumstances I am afraid that it will not be possible for me to substitute the original plans for the revisions. You will need to make a new planning application. However before doing so I think you should be aware that it is my opinion that the original scheme would not have gained planning permission because of the proximity of the rear extension to the house behind your property and the consequent implications for the amenity of its occupiers.

Please do not hesitate to contact me should you require any further information.

Yours sincerely

JOHN MITCHELL
Development Control Manager

(3)

Date: 09 May 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0840

Location: 1, Evendons Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study.

Applicant: Mr Mrs Levy C/O Keen Partnership.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for four cars.

Comments are required by 19/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The parking shown is impractical in that although the spaces could be accommodated there would need to be excessive manoeuvres in and off site by up to 2 vehicles for spaces 3 and 4 to be used. Given the proximity of the junction and school, this is not acceptable.

A. Linnell A. LINNELL

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0840

Applicant : Mr Mrs Levy C/O Keen Partnership.

Location : 1, Evendons Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and conversion of garage to study

Site Notice Displayed ? :

YES	NO	DATE
✓		28 March 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....28 March 2000.....

Date Registered : 03/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Wokingham Tc - size, mass, bulk ⇒ out of keeping
- no objection to revision

Neighbour - light / privacy / dominance / value of property.

revised plans - loss of privacy due to ground-floor door and window in rear elevation.

Planning Issues :

Identified Settlement

Neighbours / street scene

Application Number F/2000/0840
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORIC
03	SC20	SR24	bathroom / rear (west)
04	SC08	SR05	at first-floor level or above in the side and rear (north + west)
05	SC04	SR04	consent / revised drawing Nos P09-00-03A and P09-00-04A / 3 May 2000 / The rear of the extension flush with the rear of the existing dwelling, an obscure glazed bathroom window in the first floor rear elevation and no windows in the side elevation.

John Murren
14/6/00

Application Number: F/2000/0840
1 Evendons Close, Wokingham

Appraisal: 1 Evendons Close is a two storey detached house, which has not been extended previously. The proposal is to convert the integral garage to living accommodation and erect a two-storey side extension, which would incorporate a replacement garage.

The Proposal - The extension would be 3.2 metres wide and set back from the front of the existing garage by 1.6 metres. It was originally proposed that it would be 10.5 metres deep, projecting 2.1 metres to the rear of the original house but it was considered that this would result in an unacceptable impact on 49 Evendons Lane. Revised drawings have been submitted, with the rear of the extension flush with the rear of the existing building. The roof of the extension would be pitched, with a gable to the side and the ridge line would be 0.6 metres lower than the original roof. There would be a first-floor dormer window in both the front and rear elevations of the extension and, at the front, an additional dormer would be inserted in the roof above the existing garage.

Impact on the Street Scene -The design of the extension would prevent it appearing too massive or prominent. The house is at an angle to the neighbouring dwelling, 2 Evendons Close and the closest point is towards the front of the properties. There would be about one metre between the front corner of the extension and the side of 2 Evendons Close and, as this part of the neighbouring property is single-storey and the extension would be set back in relation to it, it is not considered that the extension would appear cramped.

Impact on Neighbouring Properties - 1 Evendons Close lies to the side of 49 Evendons Lane. The two buildings are not parallel and the closest corner of the existing house is about 9.5 metres from the flank wall of 49 Evendons Lane. The original scheme would have reduced this distance to about 6.5 metres but the revised proposal would result in the extension being only about 0.5 metres closer than the existing house (9 metres) and it is not considered that this would be overbearing or cause a reduction in daylighting. Also the internal layout has been revised, reducing the number of additional bedrooms and moving an en-suite bathroom to the rear of the extension at first-floor level. This window would be obscure glazed reducing the scope for overlooking of 49 Evendons Lane. The existing boundary treatment would prevent unacceptable overlooking from the proposed ground-floor door and window.

The side wall of the extension would project 2 metres beyond the rear of 2 Evendons Close - where it would be level with the rear elevation of No 2, it would be two metres from the boundary and this distance increases. Therefore, it is not considered it would be overbearing or cause a reduction in daylight. No first-floor windows are proposed in the side elevation,

Recommendation: conditional approval

RECORD OF SITE VISIT

SITE ADDRESS: 1 Evendons Close Wokingham.

APPLICATION NUMBER: F/2000/0840

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS residential

3. DESCRIPTION OF SITE/BUILDING corner plot, fronts Evendons Close. 2 storey detached dwellig, brick with timber cladding at 1st floor level + below glf windows

4. RELATIONSHIP TO ADJOINING PROPERTIES
49 Evendons Rd - 3 1st floor windows + 3 small ground floor windows and door on side.
2 Evendons Close - s/st extn to boundary with flat roof.

5. SITE CONSTRAINTS

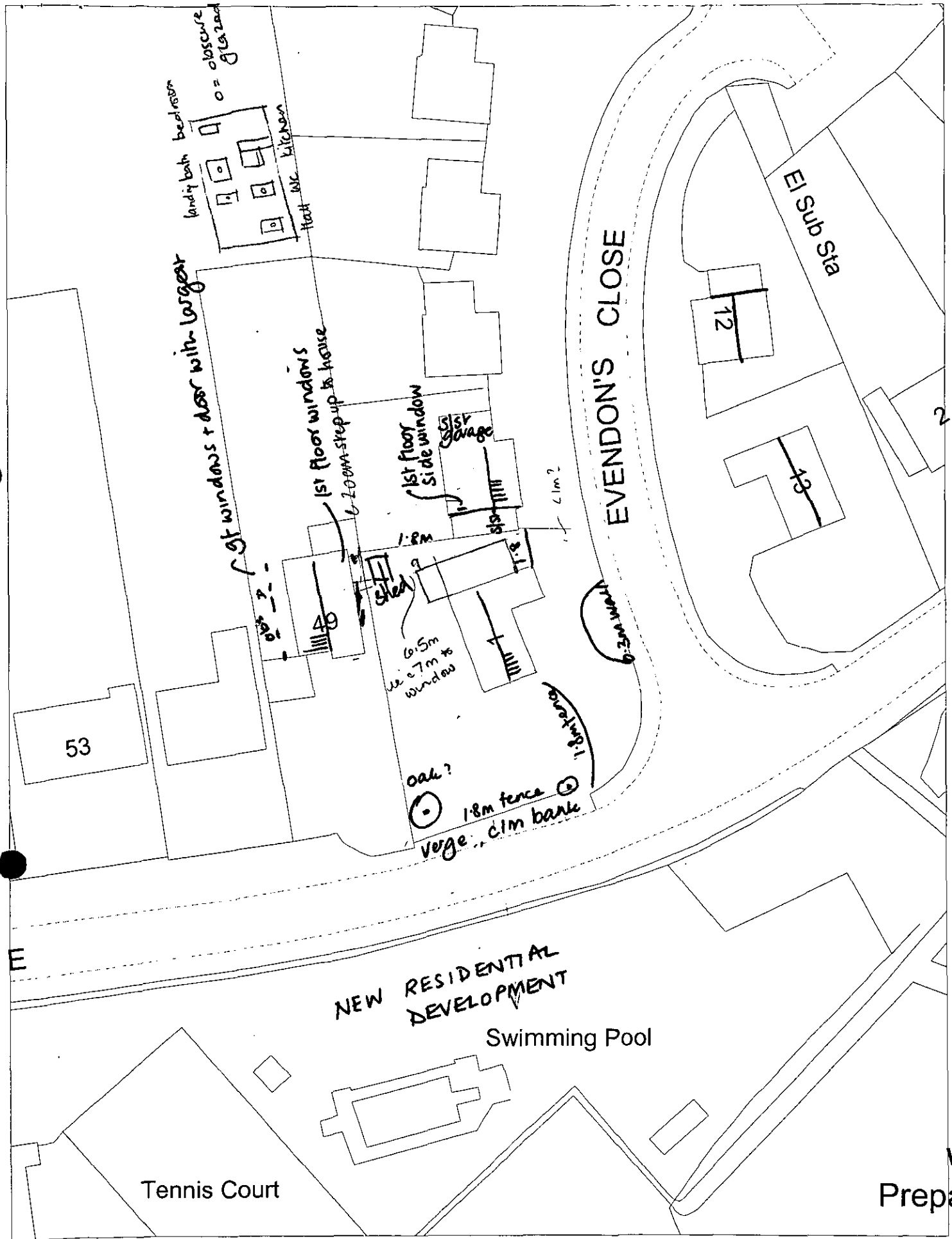
TREES - not near proposed extn.

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT 1·8m fences to back garden

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2000 Scale: 1 : 500

Received by Wokingham District Council

Application No: F/2000/0840

Proposal:
Proposed two storey side extension to dwelling and conversion of garage to study

Location:
1, Evendons 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **15 March 2000**

My ref: F/2000/0840

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/0840
1, Evendons Close, , Wokingham.
Proposed two storey side extension to dwelling and conversion of garage to study

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0840**
1, Evendons Close, , Wokingham.
Proposed two storey side extension to dwelling and conversion of garage to study
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6479

Date: **15 March 2000**

My ref: F/2000/0840

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

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

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Head of Planning and Transportation

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1, Evendons Close, , Wokingham.
Proposed two storey side extension to dwelling and conversion of garage to study

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6479

Date: **15 March 2000**

My ref: F/2000/0840

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0840**
1, Evendons Close, , Wokingham.
Proposed two storey side extension to dwelling and conversion of garage to study

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE APPS ATTACHED x3. (A)

Start date:	03 MAR 2000
Officer: EXC	Application No. F 2000/0840

Map No. 83 Site 0.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO STUDY

Location: 1 EVENDONS CLOSE

Parish: WOKINGHAM Ward: Evendons

15.3.2000

Applicant: MR/MRS LEVY

Fee Received 95-00 Required ..... Additional ..... Refund .....

(11)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale ? parking layout.	15.3.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

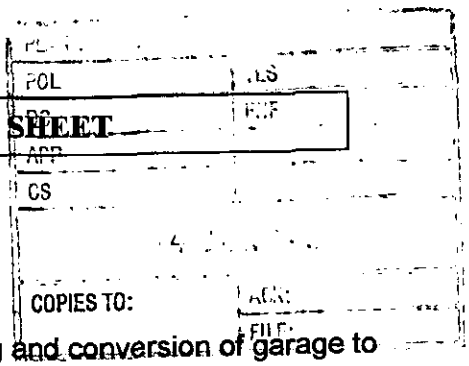
..... Pre-apps attached

NEIGHBOURS:

S/N+ 2 & 13 Evendons Close ✓

H.H. & 49 Evendons Lane

POL	YES
DO	FILE
APP	
CS	
COPIES TO:	ACK:
	FILE:



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0840

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study.

Site Address: 1 Evendons Close, Wokingham.

Applicant: Mr & Mrs Levy C/O Keen Partnership

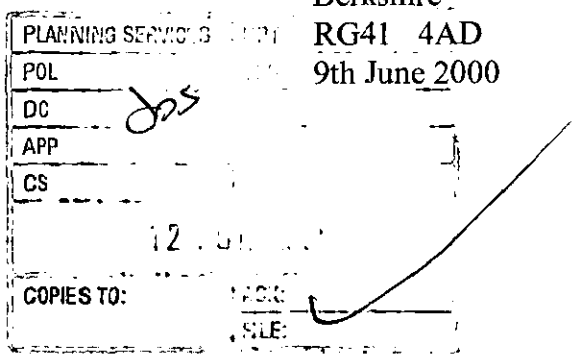
Your observations are required in respect of this application by **11/06/2000**

No objections to revision bringing the extension flush with the rear elevation of the existing house.

SIGNED: _____ DATE: 12/06/00

CLERK TO Wokingham Town Council

Mr F J Gallagher
49 Evendons Lane
Wokingham
Berkshire
RG41 4AD
9th June 2000



Emy Circuit
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire

Dear Emy Circuit

Application Number F/2000/0840
Site Address: 1, Evendons Close, Wokingham.

The Position of the door and window in the utility room is causing deep concern. The door is a focal point of the rear elevation and represents to us a serious infringement upon our privacy (the two doors and window are approximately 20 feet apart).

I cannot understand why the door and window is not positioned on the side elevation (as they are at present on the existing building) after all it is a utility room.

This would retain an element of privacy for both households.

I trust my concerns will be taken on board and I look forward to hearing from you.

Yours Faithfully

F. J. Gallagher

Mr F J Gallagher

Date: 01 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0840

Location: 1, Evendons Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study.

Applicant: Mr Mrs Levy C/O Keen Partnership.

Case Officer: Emy Circuit

The new plans show the following: The rear of the proposed extension flush with the rear elevation of the existing house.

Comments are required by 11/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. F/2000/0640 (Planaps) / (Ludhouse) Date Rec. 30/5/00

Location: 1 Evendons Close

Parish Wokingham

Applicant: Mr + Mrs Levy.

Description of attached plans The rear of the proposed extension flush with the rear elevation of the existing house and

Drawing No's: P09-00-03A P09-00-04A

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) _____ ☐
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 2 + 13 Evendons Close + 44 and 49 Evendons Lane

CASE OFFICER EXC

Consultations Sent by Admin. on 01.06.PS ~~EXC~~

Yellow - Part One Copy
Green - Officer's Copy

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

DATE 25-05-00.
C.C. S. LEVY.

EMY CIRCUIT
WOKINGHAM DISTRICT COUNCIL.
P.O. BOX 157,
SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG40 1WR.

PLANNING SERVICES | HPT 29978
POL | TLS
DC ✓ EXC | ENF
ASP |
CS |
30 MAY 2000
COPIES TO: | ACK:
FILE:

REVISED PLAN
0840

DEAR MISS. GRUMIT.

REF: No1. EVENDONS CLOSE, WOKINGHAM.

PLEASE FIND ENCLOSED 5No REVISED COPIES OF DRAWINGS FOR THE ABOVE REFERENCE. AS YOU WILL NOTE THE EXTENSION TO THE SIDE NOW RUNS FLUSH WITH THE EXIST. HOUSE, THUS REDUCING THE OVERLOOKING EFFECT ON THE PROPERTY BEHIND. THIS ALTERATION, AS I UNDERSTAND WILL ALLOW US TO OBTAIN A PLANNING APPROVAL WITHIN THE NEXT 10-14 DAYS. I LOOK FORWARD TO RECEIVING YOUR COMMENTS IN DUE COURSE.

YOURS SINCERELY P. Maisey.

P. J. MAISEY.

Tel: 0118 9510855 Fax: 0118 9510866 E-mail: info@keenpartnership.co.uk
Partners: C.D. Keen ARICS MBEng M.H. Groom P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS
CONSTRUCTIONLINE REGISTERED NO 26565

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings
VAT No. 614 7583 30

Date: 09 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0840

Location: 1, Evendons Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study.

Applicant: Mr Mrs Levy C/O Keen Partnership.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for four cars.

Comments are required by 19/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0840 (Planaps) / (Ludhouse) Date Rec. 5/5/00

Location: 1 Everdons Close

Parish Wokingham

Applicant: Mr + Mrs Levy.

Description of attached plans

Parking layout for 4 cars

Drawing No's: –

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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)		✓
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: Mr FJ Gallagher, 49 Everdons Lane RG41 4DU

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 EXC

Consultations Sent by Admin. on 09.05.PS

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

0840

The KEEN Partnership

Architectural Design
Building Surveyors
Project Managers
Building Engineers

Culham House, 122 Castle Street, Reading, RG1 7RJ

Construction Monitoring Party Wall Matters SAP Calculations Condition and Measured Surveys
Planning Supervisors Computer Aided Design Planning Appeals Presentation Drawings

AMENDED BLOCK PLAN
SHOWING 4 NO PARKING SPACES.

with compliments

PLANNING SERVICES	RPT [illegible]
DO	TLS 29054
DC	CNF
APP	
CS	ES
05 MAY 2000	
COPIES TO:	ACK:
	FILE:

CASE OFFICER

Partners: C.D. Keen ARICS MBEng M.H. Groom
P.J. Maisey
Associate: N.A. Blunt BSc (Hons) ARICS

Tel: 0118 9510855
Fax: 0118 9510866
E-mail: info@keenpartnership

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 15 March 2000

Application Number: F/2000/0840

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study

Site Address:
1, Evendons Close, , Wokingham.

Applicant:
Mr Mrs Levy C/O Keen Partnership.

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

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY, SPACES TO BE

2.4 x 5.5m (MIN. IN FRONT OF GARAGE)
2.4 x 4.8m (MIN. ON DRIVEWAY)
2.5 x 5m (MIN. INTERNAL - GARAGE).

Requested 15/3 + 3/5

3/5 - spare.

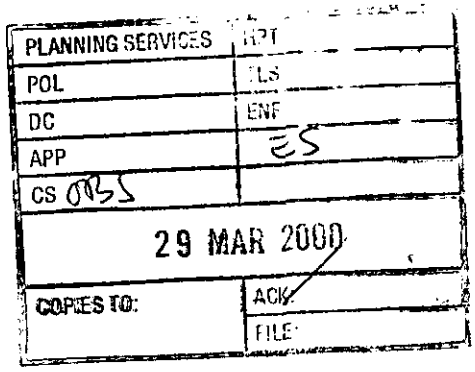
Signed: N.S. Trotter **Print name:** N TROTTER

28-3-00

Mr F. J. Gallagher
49 Evendons Lane
Wokingham
Berkshire
RG41 4DU

28th March 2000

Mr C Wood
Head of Planning
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Wood

Application Number F/2000/0840

I am writing to you to record my comments with reference to the above proposed two storey side extension.

The proposed extension will be a serious intrusion upon my privacy and light which I have enjoyed for the last 25 years.

One of my concerns is that the extension door and windows will be 23 feet away and will look directly into my property, we will have "eyeball to eyeball" contact every time I use my kitchen/downstairs toilet/hallway/bathroom/garden.

Secondly the dominance, of the structure due to it's proximity will give the feeling of being "intimidated".

To summarise my comments and objections to this extension and its impact:-

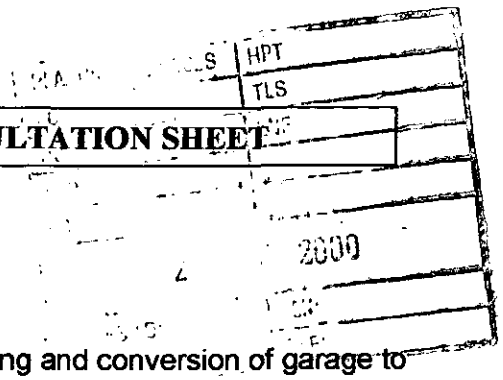
1. Privacy
2. Dominance.
3. Detract from the value of my property.

I hope that my comments and objections are taken on board whilst considering this planning application.

Yours sincerely

F. J. Gallagher

Mr F J Gallagher



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0840

Proposal: Proposed two storey side extension to dwelling and conversion of garage to study

Site Address: 1 Evendons Close, Wokingham

Applicant: Mr & Mrs Levy c/o Keen partnership

Your observations are required in respect of this application by **08/04/2000**

Objections:

Refusal on grounds that by its size, mass and bulk it would appear not to be in keeping with the local surroundings.

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

03.MAR2000* 0840

1.	APPLICANT'S NAME	MR + MRS. K. LEVY.
	ADDRESS	No1. EVENDENS CLOSE, WOKINGHAM, BERKSHIRE.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KEEN PARTNERSHIP
	ADDRESS	CULHAM HOUSE, 122 CASTLE ST. READING, BERKSHIRE.
	POST CODE	RG1 7RT PHONE 0118-9-510855
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	No1. EVENDENS CLOSE, WOKINGHAM, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY SIDE EXTENSION AND ALTERATION OF EXTG. GARAGE to STUDY ROOM
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.069 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	EXTG. PLANS + ELEVATIONS, BLOCK PLAN PROP. PLANS + ELEVATIONS, O/S EXTRACT.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A

			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK PAINTED WHITE AS EXISTING
CONCRETE INTER-LOCKING TILES AS EXISTING.
FIRST FLOOR TILE HANGING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. BOUNDARY HEDGES AND FENCES AND WALLS.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details: N/A.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO. EXTG. THRESHOLD NOT LEVEL.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	1 1 *	/ 1 *	0 / *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95-00. (NINETY FIVE POUNDS ONLY).

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED P. J. MAISEY ON BEHALF OF MR & MRS. K. LOW DATE 22-02-2000.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 0640

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

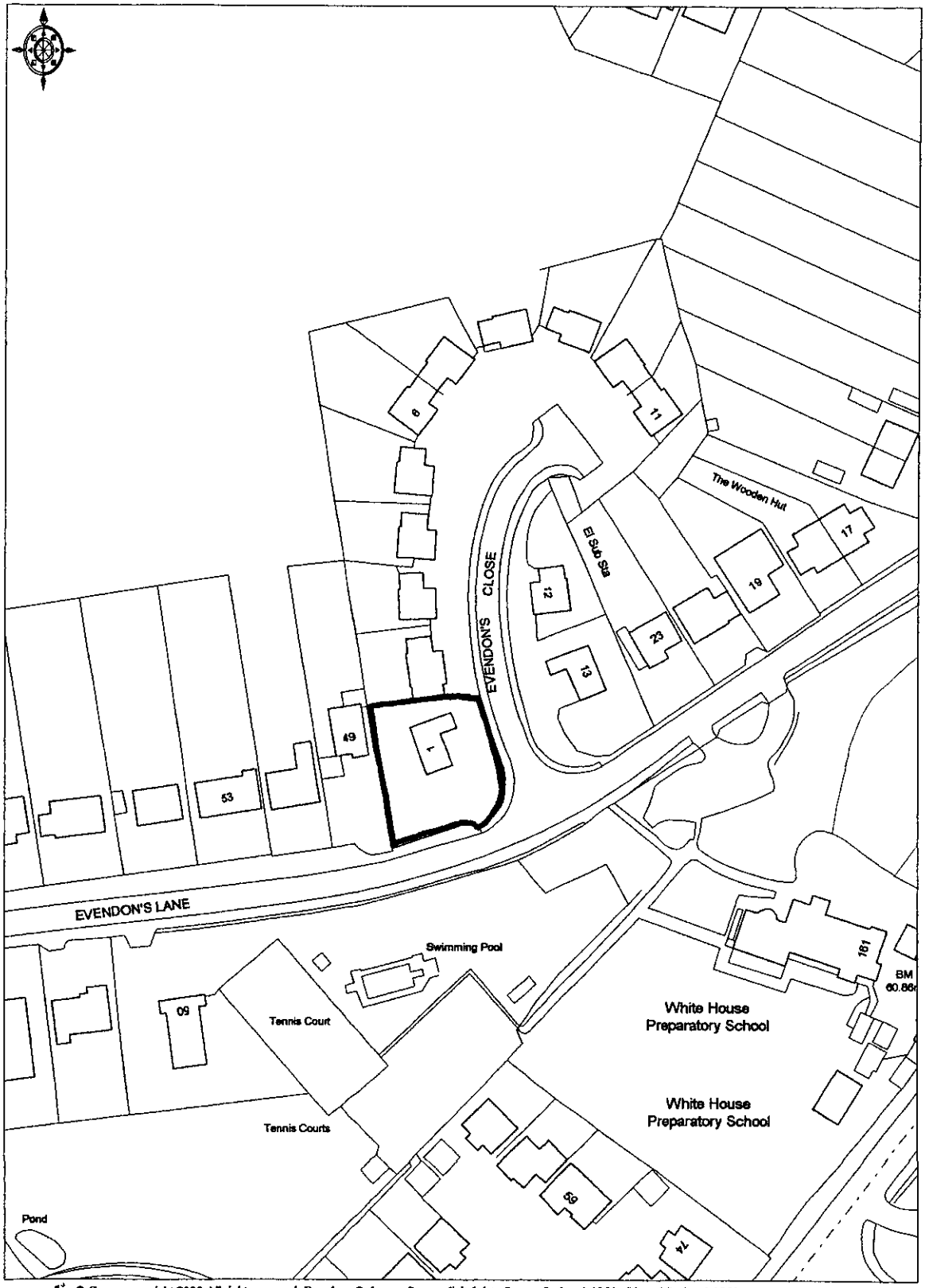
Signed . . P. J. Smith . . . . . P. J. MASEM

On behalf of . . MR + MRS. K. LEVY . . . . . .

Date . . 22-02-2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1 Evendons Close
Wokingham



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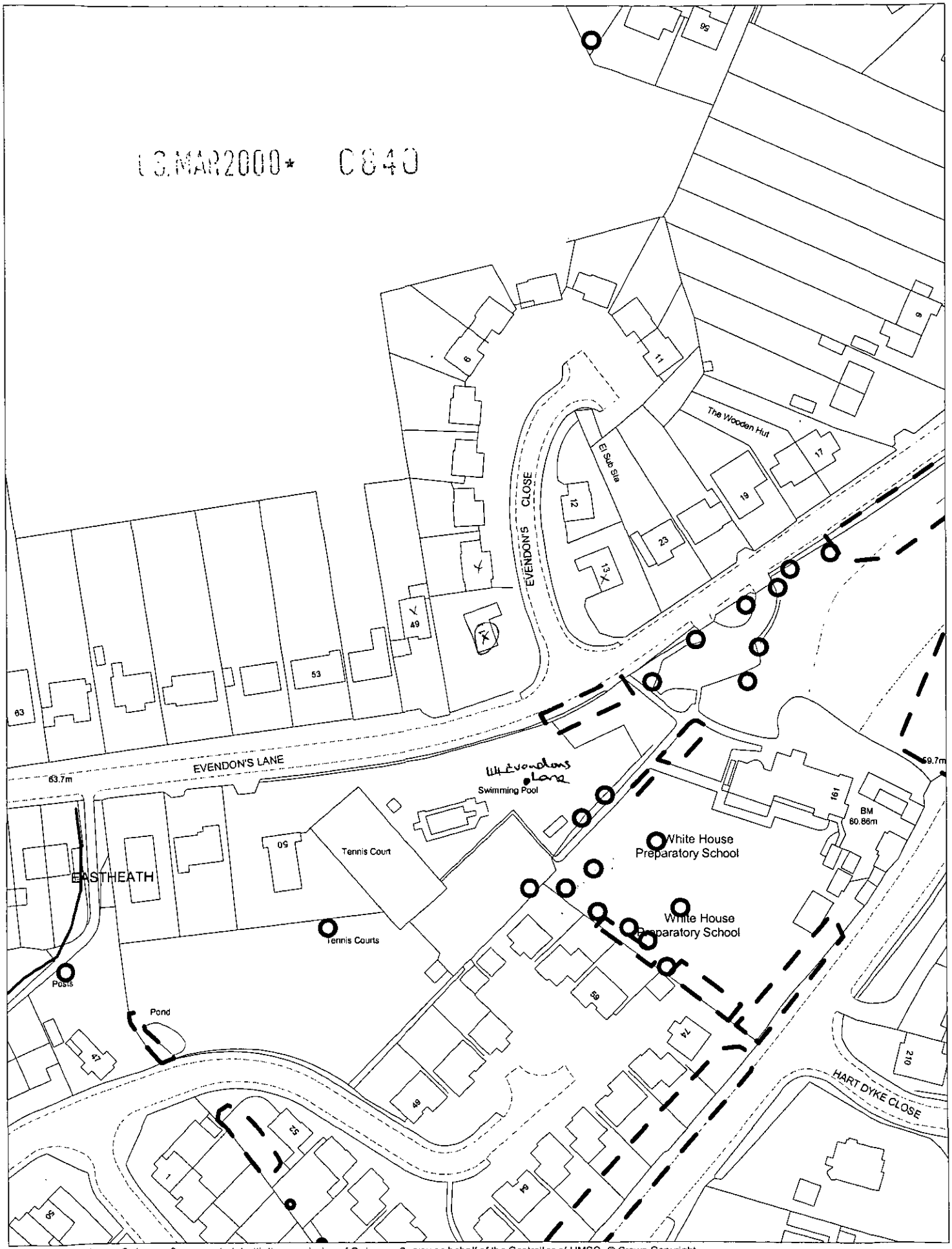
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Keen Partnership

Ordnance Survey
Value Added Reseller



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Development Control Section, Environmental Services, Wokingham District Council.

13 March 2000

Scale: 1 : 1250

N W E S

1 EVENDONS CLOSE (13 det. 3/bed.houses with garages)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/3/62		'62	Dwellinghouse (B/O/18/61)	29.3.62	Unc.		

03.MAR2000* 0840