SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3197

LOCATION:
5 Beechnut Close, Wokingham.

APPLICANT:
Mrs J S McPhee C/O Andesign

PROPOSAL:
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J S McPhee
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3197

Parish: **WOKINGHAM**

Location: **5, Beechnut Close, Wokingham.**

Proposal: **Proposed erection of first floor side & single storey front extension plus part conversion of garage.**

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

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

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

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

Condition
4. The bathroom and wc windows shown on the approved drawings as having obscured glazing shall be so fitted, and be permanently retained so thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. The driveway shall be widened to 7.2 metres minimum and the associated crossing extended to accommodate this.

Condition
7. The driveway shall be surfaced with a bonded material across its entire width for a distance of 5 metres measured from the carriageway edge.

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. In the interests of highway safety and convenience.

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised drawing number AH/E/3093-B submitted to the Local Planning Authority on 22nd March 2001, showing the set back of the garage to be in line with the existing garage and set back at first floor level by 0.5 metres from the front elevation and change of the roof style to pitched roof and does not approve the proposals as originally submitted.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3197	AT
BUILDING CONTROL NUMBER	FP 2001/1685	Paul
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	5 Beechnut Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	first floor side ext s/s front ext part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3093B	AH/E/3093B
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

* File on application, decision made

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

23/04/01

Case officer: Andrew Thorley

Application Number: F/2001/3197

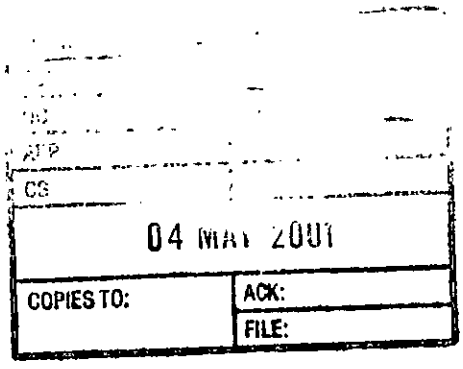
Proposal: Proposed erection of first floor side & single storey front extension plus part conversion of garage

Site Address: 5 Beechnut Close , Wokingham

Applicant: Mrs J S McPhee

Your observations are required in respect of this application **by 06/04/01**

No objection to new plans showing garage and first floor set back
Drawing no AH/E/3093B



SIGNED: _____ **DATE:** 01/05/01

CLERK TO Wokingham Town Council

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3197

Applicant : Mrs J S McPhee C/O Andesign.

Location : 5, Beechnut Close, , Wokingham.
Proposal : Proposed erection of first floor side & single storey front extension plus part conversion of garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/02/01

Date Registered : 16/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 13/03/2001. 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 :

Neighbours: See comments (Letter of objection) Revised plans 2nd letter of objection
Highways: Approval with condition
Landscape: No Objection Revised plans comments as previous + information
Wokingham Town Council : No Objections.

Planning Issues : (developed settlement)

1) neighbours
2) streetscene
3) highways
4) Landscape.

Application Number: F/2001/3197

Appraisal:

The proposal is for a first floor side extension and part conversion of the garage. It was advised that amendments be made to the proposal in order to overcome the detrimental impact to the open character and appearance of the area.

The proposed first floor side extension will be located directly above the existing garage. It will have a 0.5 metre set back at first floor level from the front elevation and a metre set back at from the rear elevation. At first floor level it will be 2.85 metres wide and will be 7.7 metres deep. It is proposed that the eaves height of the pitched roof will be 5.3 metres, which will match the existing, with a ridge height 7.6 metres, (0.5 metres below the main ridge).

The existing garage will be converted to provide a breakfast room and a utility, which will be 2.85 metres wide. The lean to pitched roof at the rear will have an eaves height of 2.6metres with a ridge height of 3.3 metres.

New windows are to be inserted. On the front elevation a new bedroom window at first floor level, on the side elevation a door is to replace an existing window and on the rear elevation a first floor bedroom window. It is considered that these windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 6, to the southeast, 2-storey detached house. This neighbour is concerned (see letter on file) that the proposal will block out light to the en-suite window on the flank elevation and the first floor rear bedroom window, also for the possible loss of sunlight to their rear garden.

Foot print set forward of No.5 towards the road and 0.6 metres higher. Positioned 1.9 metres away behind a 1.7 metre high boundary fence, which steps downhill towards the rear boundary. Main windows at ground floor and at first floor face front and rear gardens. Flank windows facing No.5 consist of a first floor en-suite window. However after applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that there will be minimal loss of light to the windows on the rear elevation of this property.

Due to the position, boundary treatment and distance away it is considered that the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

4) Landscape

No objections

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/3197
Conditions/~~Reasons for Refusal~~

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

1. **COO1 ROO1** **Full Permission – 5 Years**
2. CO14 RO14 External Finishes to Match
3. **CO44 RO44** **No Windows To Be Inserted "flank wall " in the "southeast" elevation of the building/extension**
4. **CO47 RO47** **Obscure Glazing – bathroom/wc**
5. **CO49 RO49**

6.Condition: Driveway to be widened to 7.2 metres minimum and the associated crossing extended to accommodate this.

6.Reason: Interests of highway safety and convenience.

7.Condition: Driveway to be surfaced with a bonded material across its entire width for a distance of 5 metres measured from the carriageway edge.

7.Reason: R14O

8. C122 R122

Informatives

NO2 Revised Plans
This permission relates to the application as amended with revised drawing no. AH/E/3093-B submitted to the Local Planning Authority on 22nd March 2001, showing the set back of the garage to be in line with the existing garage and set back at first floor level by 0.5 metres from the front elevation, change of the roof style to pitched roof.

NO7 ~~Access~~ Construction (Agency)

NO4 Planning Permission Only (Not BR Approval)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 23/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Beechnut Close Wokingham.

APPLICATION NUMBER: F/2001/3197

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on board at front garden

2. DESCRIPTION OF SURROUNDINGS Residential quiet cul-de-sac. No. 6, 2 storey detached house immediate neighbour who would be affected. integral garage projects forward at front.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, extended to rear and single storey ext. Orange brick + cream coloured render at ground floor at front. Brown concrete pantile roof tiles, white painted woodwork window + door frames tile black fascia + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES footprint

Refer location plan / set back of Nos 4+6. Beechnut Close.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing 3 No on drive + 1 in garage

LEVELS — No. 6, 0.6m higher ground level + 0.5 extra to floor level. No 5, Rear garden drops by 0.5m approx

BOUNDARY TREATMENT — No 6. Stepped boundary fence at rear 1.7m high.

OTHERS — No 4. 1.6m high fencing

— Rear boundary 1.6m fencing + 4m conifer trees along boundary.

Have a look at No. 8. extension.

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

Tel: 0118 974 6441

Date: **24 January 2001**

My ref: F/2001/3197

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2001/3197
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3197**
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

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

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **24 January 2001**

My ref: F/2001/3197

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/2001/3197
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3197**
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.
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 6441

Date: **24 January 2001**

My ref: F/2001/3197

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3197
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3197**
5, Beechnut Close, , Wokingham.
Proposed erection of first floor side & single storey front extension plus part conversion of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2001/3197

Proposal:
Proposed erection of first floor side & single storey front extension plus part conversion of garage.

Location:
5, Beechnut 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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

24 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3197
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 JAN 2001
Officer: AT	Application No. F 2001 3197

Map No. 75 Site 0.04

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

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

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

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

Description:

(F) PROPOSED ERECTION FIRST FLOOR SIDE & SINGLE STOREY FRONT EXTENSION ~~AND~~ PLUS PART CONVERSION OF GARAGE

Location: 5 BEECHNUT CLOSE

Parish: WOKINGHAM Ward: Evendons 24-01-01 D

Applicant: MRS J.S. McPHEE

Fee Received 95.00 (1) Required ..... Additional ..... Refund .....

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			
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 :24.01.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO 4 Beechgrove Close & at rear 3 & 4 ✓
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

..... No Pre-apps .....
.....
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NEIGHBOURS:

..... S/N + see map .....
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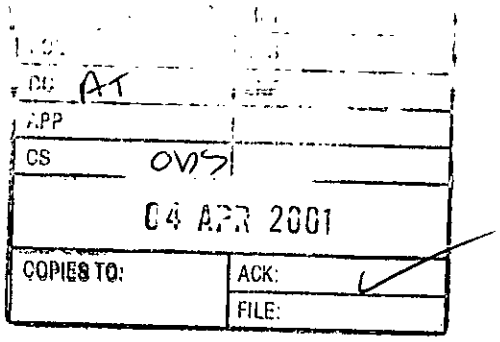

6 Beechnut Close
Wokingham
Berks
RG41 4BJ

02 April 2001

Re: Application number: F/2001/3197 - 5 Beechnut Close

Dear Sir,

The proposed revised plans for 5 Beechnut Close would not mitigate any of the significant negative impacts on the next-door property of 6 Beechnut Close. I therefore still have the following comments on the above planning application.

1) The close proximity of the planned new wall would block natural light to the en-suite window to such an extent that artificial light would have to be used at all times. This would result in the en-suite and the back of the bedroom no longer being useable for tasks that require natural light such as ironing.

2) Both 5 & 6 Beechnut Close have rear gardens that face north-east. As a consequence the only main sun to reach both back gardens from mid afternoon enters though the large gap between the houses. The proposed extension would fill the majority of that gap and block the ingress of sunlight. The rear garden of 6 Beechnut Close would lose all sunlight from mid afternoon, except a narrow beam of light which would last for about an hour. Currently it enjoys having up to a third of the garden in sunlight through the gap for several hours.

All of the above comments are supported by the experiences of the occupiers of 7 Beechnut Close when a similar extension was erected by their neighbours at 8 Beechnut Close.

Sincerely,

Malcolm Wicks

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CBS	AT
30 JAN 2001	
COPIES TO:	ACK:
	FILE:

6 Beechnut Close
Wokingham
Berks
RG41 4BJ

28 January 2001

Re: Application number: F/2001/3197 - 5 Beechnut Close

Dear Sir,

I have the following comments on the above planning application as the proposed extension to 5 Beechnut Close would have a significant negative impact on the next-door property of 6 Beechnut Close.

1) The close proximity of the planned new wall would block natural light to the en-suite window to such an extent that artificial light would have to be used at all times. This would result in the en-suite and the back of the bedroom no longer being useable for tasks that require natural light such as ironing.

2) Both 5 & 6 Beechnut Close have rear gardens that face north east. As a consequence the only main sun to reach both back gardens from mid afternoon enters though the large gap between the houses. The proposed extension would fill the majority of that gap and block the ingress of sunlight. The rear garden of 6 Beechnut Close would lose all sunlight from mid afternoon, except a narrow beam of light which would last for about an hour. Currently it enjoys having up to a third of the garden in sunlight through the gap for several hours.

All of the above comments are supported by the experiences of the occupiers of 7 Beechnut Close when a similar extension was erected by their neighbours at 8 Beechnut Close.

Sincerely,

Malcolm Wicks

Wokingham District Council
Attention of John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
BERKS. RG40 1WR

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 28 January 2001 22:59
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3197
Correspondent_FullName: Malcolm Wicks
Correspondent_StreetAddress: 6 Beechnut Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 BJ
Correspondent_Telephone:
Correspondent_Email:

Obj
2001/3197
AT

Comments:

I have the following comments on the above planning application as the proposed extension to 5 Beechnut Close would have a significant negative impact on the next-door property of 6 Beechnut Close.

1) The close proximity of the planned new wall would block natural light to the en-suite window to such an extent that artificial light would have to be used at all times. This would result in the en-suite and the back of the bedroom no longer being useable for tasks that require natural light such as ironing.

2) Both 5 & 6 Beechnut Close have rear gardens that face north east. As a consequence the only main sun to reach both back gardens from mid afternoon enters though the large gap between the houses. The proposed extension would fill the majority of that gap and block the ingress of sunlight. The rear garden of 6 Beechnut Close would lose all sunlight from mid afternoon, except a narrow beam of light which would last for about an hour. Currently it enjoys having up to a third of the garden in sunlight through the gap for several hours.

All of the above comments are supported by the experiences of the occupiers of 7 Beechnut Close when a similar extension was erected by their neighbours at 8 Beechnut Close.

Date: 27 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3197

Location: 5, Beechnut Close, Wokingham.

Proposal: Proposed erection of first floor side & single storey front extension plus part conversion of garage.

Applicant: Mrs J S McPhee C/O Andesign.

Case Officer: Andrew Thorley

The new plans show the following: Set back of garage to be in line with the existing garage and set back at first floor level by 0.5 metres from front elevation. Change in roof style to pitched roof. Drawing no AH/E/3093B.

Comments are required by 06/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comments as previous, dated 26/01/01
plus Informative NO7.

Adam C. 29/03/01

Date: 27 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3197

Location: 5, Beechnut Close, Wokingham.

Proposal: Proposed erection of first floor side & single storey front extension plus part conversion of garage.

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Case Officer: Andrew Thorley

The new plans show the following: Set back of garage to be in line with the existing garage and set back at first floor level by 0.5 metres from front elevation. Change in roof style to pitched roof. Drawing no AH/E/3093B.

Comments are required by 06/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

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

App No. F/2001/3/97 (Planaps) / (Ludhouse) Date Rec. 22/03/01

Location: 5, Beechnut Close

Parish Wokingham

Applicant: Mrs J. McPhee

Description of attached plans Revised plans showing set back of garage to be in line with the existing garage + set back at first floor level by 0.5 metres from front elevation + change roof style to pitched roof.

Drawing No's: AH/E/3093B

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: ~~see previously advised~~ No. 6 Beechnut Close and No 3. Apple Close.

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 AT

Consultations Sent by Admin. on 27.03.R5

Yellow - Part One Copy
Green - Officer's Copy

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr A. Thorley
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3962

3197

REVISED PLAN

20th March 2001

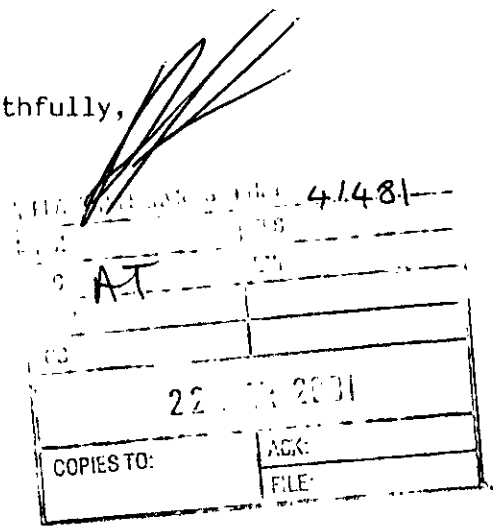
Dear Mr Thorley,

re:Application No 2001/3197 - 5.Beechnut Close, Wokingham

Further to your letter dated 19th February 2001, and our subsequent telephone conversations on 21st February and 7th March, I am now pleased to enclose 6 copies of a revised drawing number AH/E/3093B which has modified the scheme exactly to your requirements as set out in the letter of 19th February. I trust on the basis of this revision you will feel able to issue your formal consent, and obviously your early attention would be much appreciated. I can confirm that 2 copies of this revised drawing have been made available to the Building Inspector, Mr Eggleton who had previously issued a formal consent under Building Regulations on 22nd February 2001.

Yours faithfully,

A. Hester



Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 19 February, 2001

My ref. AJT/MLT/F/2001/3197

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Andesign
9, Perkins Way,
Wokingham,
RG41 2TN.

Dear Sir,

RE: PROPOSED FIRST FLOOR SIDE EXTENSION AND PART GARAGE EXTENSION – 5, BEECHNUT CLOSE, WOKINGHAM.

I write regarding the above planning application.

Whilst some form of extension maybe acceptable, the current application is considered to have a detrimental impact to the open character and appearance of the area. Therefore, I am writing to suggest that the following amendments are made:

1) set back the garage so as to be in line with the existing garage.

2) set back the first floor extension by 0.5 metres from the front elevation at first floor level and change the roof style to a pitched roof which will match the main roofline. These changes will subordinate the extension and help retain the integrity of the original building.

I should be grateful if you would submit revised plans showing this; otherwise if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

5/03/01

Spoke to Mr Hester
He will speak to his client to see
if they wish carry out changes,
otherwise they will appeal!

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
PP |
CS |
26 FEB 2001
COPIES TO: | ACK:
LAE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3197

Proposal: Proposed erection of first floor side & single storey front extension plus part conversion of garage

Site Address: 5 Beechnut Close , Wokingham

Applicant: Mrs J McPhee C/O Andesign

Your observations are required in respect of this application **by 17/02/01**

No objections

SIGNED: RA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 1 February 2001

Location:	5 Beechnut Close, Wokingham
Proposal:	Proposed erection of first floor side and single storey front extension plus part conversion of garage.
Application Number:	F/2001/3197

In response to your consultation dated 24 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are no trees within the front garden that will be affected by the enlargement of the drive area. The protected trees on the adjacent plot to the rear of the site will not be effected by the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 24 January 2001

Application Number: F/2001/3197

Proposal: Proposed erection of first floor side & single storey front extension plus part conversion of garage.

Parish: WOKINGHAM TOWN

Site Address:
5, Beechnut Close, , Wokingham.

Applicant:
Mrs J S McPhee C/O Andesign.

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).

(1) C04A, R04A.

(2) Driveway to be widened to 7.2 Metres Minimum and the associated crossing extended to accommodate this.
Reason: Interests of highway safety + convenience.

(3) Driveway to be surfaced with a bonded material across its entire width for a distance of 5 Metres measured from the carriageway edge.
Reason: R14D.

(4) C12Z, R12Z.

Signed: _____ **Print name:** Adam Coggins 26/01/01

Environmental Services

For office use only.
Application number: 16.JAN.2001* 3197

Householder planning application form

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

1	Your name	MRS J.S. McPHEE
	Address and postcode	5 BEECHNUT CLOSE WOKINGHAM BERKS RG41 4BJ
	Phone number	9774801
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION AND PART GARAGE CONVERSION
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MRS J.S. McPHEE

Date 15/1/2001

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

ADDRESS INDEX CARD FOR BEECHNUT CLOSE PARISH WOKINGHAM

PLOT No. APPLIES TO ALL CARDS ORD. SHEET No. SU. 7968 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/69	CALGARY & EDMONTON	O/APP. RES. DEV.	4.12.68	N/A
0/42/70	CONSORTIUM OF OWNERS	"	18.2.71	N/A
0/42/71	CALGARY & EDMONTON	"		
0/16/72	P.H. SMITH	"		
* 0/66/72	ROBINSON & CO	"	18.10.72	N/A
* 0/77,89/72	FAIRVIEW ESTATES	"		
0/31/72	ROBINSON & CO.	"	31.8.72	N/A
0/24/73	CONSORTIUM OF LANDOWNERS	"	28.3.74	N/A
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN &c.	23.1.75	N/A
06321	BRYANT HOMES LTD.	196 DWELLINGS	12.5.77	N/A
(BR 1094) BR 6940	"	" ROADS & SEWERS	22.9.77 26.8.77	APP. REF.

DATE OF COMPLETION

MINISTRY DECISION * APPEALS DISMISSED - 28.3.74 ~~APPEAL~~ GRANTED - 28.3.74

SPECIAL ORDERS TPO 16/73

DRAINAGE

091074

07995 Land off Barkham Rd Wokingham area 5

ADDRESS 5 BEECHNUT CLOSE PARISH WOKINGHAM

PLOT No. 44 (AREA 5 - WOODSHILL) ORD. SHEET No. SU. 7968

BUILDER SEE MASTER CARD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07101	BRYANT HOMES LTD.	DETACHED HOUSE & GARAGE	15.12.77	N/A
BR 7463	"	"	28.11.77	APP.
96/63485/E	D. GRIFFITHS	S/S. EXTENSION	17.5.96	
FP96/5292	D. GRIFFITHS	S/S. EXTENSION	26.3.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

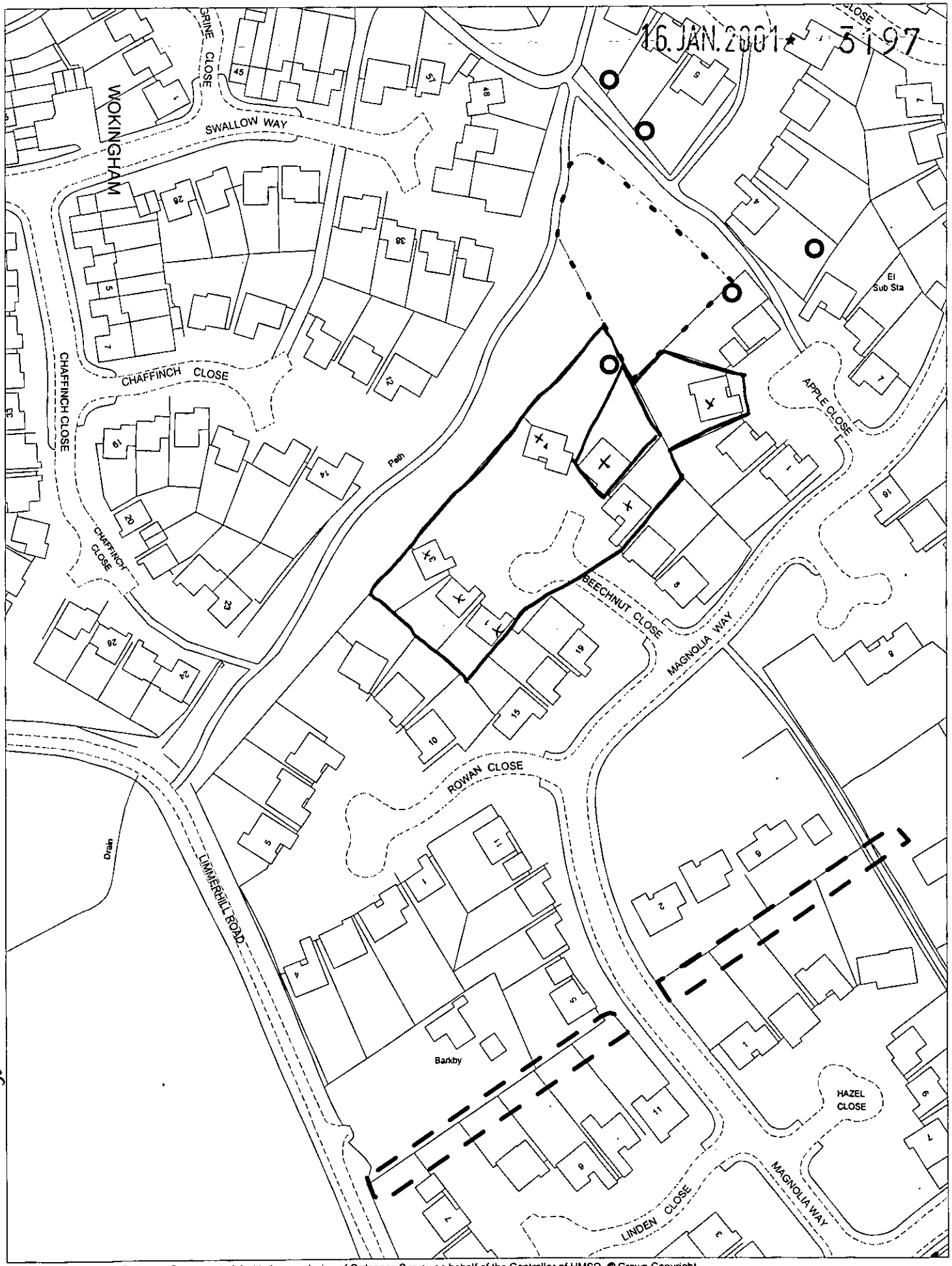
DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3197**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001

Scale: 1 : 1250

N W E S

30