APPLICATION NO:
F/2000/1322

LOCATION:
6 Stonea Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs M Sung

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Sung
6 Stonea Close
Earley
Berks
RG6 4JP

Application Number: F/2000/1322

Parish: **EARLEY**

Location: **6, Stonea Close, Lower Earley, Reading.**

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

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

Reason
1. This application, if permitted would, by reason of its size and massing, have an adverse overbearing effect detrimental to the neighbouring property at No.7. Therefore, it is contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

Reason
2. This application, if permitted woud have an adverse effect, detrimental to the neighbouring property at No.7 by reason of the bedroom windows overlooking the amenity area immediately to the rear of the property. Therefore, the proposal is contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1322

Applicant : Mr & Mrs M Sung .

Location : 6, Stonea Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/5 .

Date of Neighbour Notifications : 10/5

Date of Site Visit : 15/5

Date Registered : 20/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :
No 10 - Overdevelopment & lack of car parking
No 12 - Overdevelopment
Earley TC - Loss of light - overpowering
Highways - Parking plan.

Planning Issues :
Effect on street scene and neighbouring properties WR&EL.
Identified settlement.

Application Number: F/2000/1322

Appraisal :

This application is for a two storey side extension.

Neighbours.
No 7 is a bungalow with 2 side windows (both). There is a 1.8m fence on the boundary and the extension is situated to the east of this neighbour. The proposal has a depth of 11.6m, a front eaves height of 5.0m, a ridge height of 8.3m, and a rear eaves height of 2.2m. The foremost part of the extension is 1m from the boundary and the rear part is 5m from the boundary. The extension has reduced the distance between the applicants house and the neighbours bungalow. Both the applicants existing property and the proposed extension extend approx 6m to the rear footprint of the neighbours property and this bulk would be considered overbearing to the detriment of No 7 In addition to this both the bedroom windows would overlook No 7 resulting in a loss of privacy.

Street scene.
The extension is set back from the front footprint of the property by 1.5m. The roof is hipped away from the street scene but there is a gable end to the side of the property. However the extension is not of a size that would be considered overbearing to the detriment of the street scene.

John - I was going to refuse this on overbearing and loss of privacy on neighbour. Cllr Rolls wants conditions attached that do not think Yup

Recommendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number F/2000/1322
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			This application, if permitted, would, by reason of its size and massing, have an adverse ~~effect~~ overbearing effect detrimental to the neighbouring property at No 7. Therefore it is contrary to policies DBE1 of the LDLP and LBE2 of the LALP.
2			This application, if permitted would have an adverse effect, detrimental to the neighbouring property at No 7 by reason of the bedroom windows overlooking the amenity area immediately to the rear of the property. Therefore the proposal is contrary to policies DBE1 of the LDLP and LBE2 of the LALP.

13/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Stonea Close Lower Earley Reading. APPLICATION NUMBER: F/2000/1322	OFFICER: Joss Miller DATE OF SITE VISIT: 15/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of house/drive.

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses & bungalows.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

windows bathroom 0/4.

7. (bungalow) 1.8m ~~[illegible]~~ fence to side.
2 side windows then applicants garage.
6. Other side of extn.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT 1.8m fence.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1322**

6, Stonea Close, Lower Earley, Reading.

Proposed two storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____

and my reason(s) are_____

Signed: _____ Date: _____

Councillor Rolls

Conditions needed

1) obscure glass at side

2) no weekend work. The site is too tight

Applicationo	Name & Address
F/2000/1322	Mr & Mrs B Sinclair 10 Wimblington Drive Lower Eearley Reading RG6 4JG
F/2000/1322	M Guest 12 Wimblington Drive Lower Earley RG6 4JG

App refused,
Letter sent 17/07/00

PLANNING SERVICES	HPT
POL	TLS
DC	LNF
APP	
CS OBS	JKM
23 MAY 2000	
COPIES TO:	ACK:
	FILE:

Your Reference: Joss Miller
F/2000/1322

Site Address: 6 Stonea Close, Lower Earley

10 Wimblington Drive
Lower Earley
Reading
Berkshire
RG6 4JG

20th May 2000

Dear Sir/Madam.

We write with respect to the proposed two-storey side extension on the property mentioned above and ask that the planning officer consider our comments.

We feel that if this extension goes ahead this building will be over extended for the size of the property and that it would not be in keeping with the original character of the road and estate. The size of the proposed extension would be the equivalent of a small house. This property has already had a large ground floor extension, reducing the land surrounding it and we feel there is not the space to incorporate this new extension and to propose to make the property five! Bedrooms is appalling.

With respect to the parking spaces available, there will be insufficient spaces for the number of bedrooms should this development go ahead and we believe that previous complaints have been made to the council with regards to problems of parking at this residence. We believe the regulations for parking spaces at a property is that if the residence is extended to five bedrooms that four plus parking spaces have to be available at the property, which could be in doubt?

This proposed development would have an impact on the skyline from where we live and we feel it would be an eye sore and will do little to enhance the surroundings, rather it would look unsightly and over bearing.

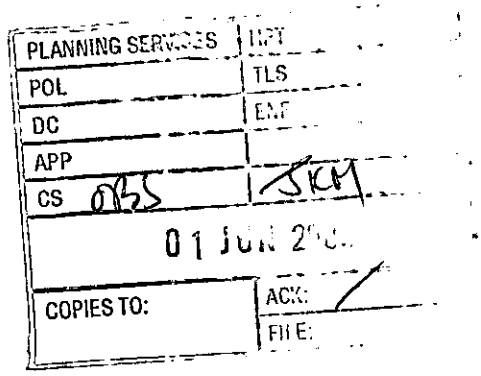
Our understanding of the planning regulations is that good neighbourliness and fairness is always taken into consideration and on this occasion we feel that this is just as important and as you the planning committee is there to protect other residents like ourselves from over development of surrounding properties. To allow this size of extension would set a precedent to others within the estate that invasion of other people's lives through over development and unsightly extension is the norm. If the property is now to small for the owner, should you let the area be destroyed, for the sake of admitting that the residence can not be developed further and therefore moving house to a larger property would be more suitable.

We would like to be advised of the dates of any meetings that the public can attend with regards to this matter.

Yours faithfully,

Sinclair Brian Sinclair

Mr & Mrs B J Sinclair.



12 Wimblington Drive,
Lower Earley,
Reading,
Berkshire,
RG6 4JG.

Tel: Home 0118 9311 898
Work 01344 875000

26th May 2000

John Mitchell
Development Control Manager
Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Sir,

Proposed two storey side extension to 6 Stonea Close, Earley F/2000/1322 Joss Miller

Further to your letter of 10 May I have the following comments regarding the above application.

I feel that the proposed extension is excessive overdevelopment of the site, far in excess of the original design. The property has already been extended on the ground floor across the full width of the property, after a previous proposal a number of years ago for a two storey extension was denied.

The proposed extension is out of keeping with surrounding properties which are predominately three bed houses. If the extension is allowed, the view from the rear of my house will be largely affected. The roof of the proposed extension, starts above the ground floor extension and then meets the existing roof. The result is a large square area of two levels of roofing tiles which I would consider to be an eyesore.

I am also concerned regarding house values in the area. The adjoining four bedroom property has also been extended twice and the result would be considerable overdevelopment of two of the largest sites overlooking my property.

I have grave concerns regarding the impact on myself, my neighbours and the neighbourhood if this extension is allowed. If the proposal is to be listed before the district council, I wish to be informed and given the opportunity to air my concerns and strong objections to this application. Please note that I am unavailable for the next four weeks but my neighbours at number 10, Mr and Mrs Sinclair would be able to attend on my behalf.

Yours sincerely,

Maxine Guest

MAXINE GUEST.

FROM: Joss Miller

DATE: 10 May 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES REF 29736
POL | TLS
DC | ENF
APP |
CS |
23 MAY 2000
COPIES TO: | ACK:
FILE:

Application Number: F/2000/1322

Proposal: Proposed two storey side extension to dwelling..

Site Address: 6, Stonea Close, Lower Earley, Reading.

Applicant: Mr & Mrs M Sung .

Your observations are required in respect of this application **by 03/06/2000** .

Councillors felt that this application should be refused as the proposal was deemed to be over-powering, would cause a loss of light to neighbouring properties and would be of detriment to the street scene.

If the Planning Officer is mindful to approve this application, it is requested that no construction works should take place on Saturdays, because of the very cramped location of the application site.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 10 May 2000

Application Number: F/2000/1322

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
6, Stonea Close, Lower Earley, Reading.

Applicant:
Mr & Mrs M Sung .

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).

No objections to the principal of the planning application, however, would like to see a plan showing the three parking spaces.

SEK 15/05/00

Signed: _____ **Print name:** _____

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1322

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1322
6, Stonea Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1322**
6, Stonea Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1322

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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,

John Mitchell

John Mitchell
Development Control Manager

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6, Stonea Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **10 May 2000**

My ref: F/2000/1322

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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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Application Number: F/2000/1322
6, Stonea Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1322**
6, Stonea Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1322

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
6, Stonea Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2000. 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 of Planning and Transportation

10 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 APR 2000

Officer: JM | Application No. F|2000|1322

Map No. ..... Site .....

Easting: ..... Flood Pln 0.04

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

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 6 STONEA CLOSE

Parish: EARLEY Ward: Redhatch ✓ 10/5

Applicant: MR|MRS SUNG

Cash banked 17/4/00

Fee Received 95-00 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 : 10.5 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:

.....

.....NO pre-apps.....

.....

NEIGHBOURS:

.....14, 4, 6, 10, 12 Wimblington Drive.....

.....7, 3, 4, 5 Stonea Close.....

ADDRESS 6 STONEA CLOSE PARISH EARLEY

PLOT No. 358 ORD. SHEET No. SU. 75-70 5.

BUILDER AREA P PH. IV LOWER EARLEY 7569 66

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO	MINUTES
13956	T.A. FISHER	9/L. RES. DEV.	23.10.80	CO
24869	BRYANT	DET. HOUSE & GARAGE	6.2.86	CO
BRA551	"	"	8.4.86	APP
435044	MR+MRS M. SUNG	2/ST. EXTENSION	16.12.94	REF
43642	"	S/ST. EXTENSION	27.1.95	C/A
94/60014/F	"			
FA95/3624	"	"	1.6.95	APP
97/66383/F	"	2/ST. EXTENSION	7.11.97	REF
97/66813/F	"	"	3.2.98	CO

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

091074

PAID £95.00 CASH - Receipt No 63862 19.4.00

Environmental Services

For office use only. Application number:	1322 20 Apr

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	MR AND MRS. Michael Sung
	Address and postcode	6. STONEA Close. LOWER EARLEY. READING BERKSHIRE. RG6. 4JP
	Phone number	01189-312862
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
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.	6. STONEA CLOSE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK. TO MATCH EXISTING BRICKS. RED FACING BRICK.
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

Date 19-4-2006

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



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Development Control Section, Environmental Services, Wokingham District Council.

4 May 2000

Scale: 1 : 1250

N
W E
S

