APPLICATION NO:
F/2001/5241

LOCATION:
5 Montague Close, Wokingham.

APPLICANT:
Mr & Mrs Addington C/O Setsquare Solutions (Kevin Mosley)

PROPOSAL:
Proposed side dormer extension to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **Heidi Lynch**

REFUSED

~~296~~
350

02

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Addington
C/O Setsquare Solutions (Kevin Mosley)
57 Droxford Crescent
Tadley
Hants
RG26 3BA

Application Number: F/2001/5241

Parish: **WOKINGHAM**

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

Proposal: **Proposed side dormer extension to dwelling to form rooms in loft space.**

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

Reason

1. The proposed dormer window due to its size, siting and scale will form an incongruous feature out of character with the street scene and will have a detrimental effect on the character and visual amenity of the surrounding area. The proposal is therefore contrary to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft), policies SBE1 and SBE2 of the South East Area Local Plan and to policy EN1 of the Berkshire Structure Plan.

Informative

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies ST5, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: C Hurst

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.

Received by Wokingham District Council

Application No: F/2001/5241

Proposal:
Proposed side dormer extension to dwelling to form rooms in loft space.

Location:
5, Montague 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5241 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 November 2001

1933

ADDRESS 5 MONTAGUE CLOSE PARISH WOKINGHAM

PLOT No. 29 ORD. SHEET No. SU8269 (69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	TRUST SECURITIES	O/L	14.12.89	REF
42149	LEIGH ESTATES	DET. HOUSE & GARAGE	22.9.95	C/A LA
4465/46		ACCESS / ROADS	17.7.95	C/A
A95/0129		DET HOUSE & GARAGE	3.10.95	APP
C/42149/06	DETAILS TO COMPLY WITH CONDITION 06 OF CONSENT 42149 FOR THE APPROVAL OF SURFACE FINISHING (CONDITIONAL APPROVAL)		30.06.99	
C/42149/08A	DETAILS TO COMPLY WITH CONDITION 08 OF CONSENT 42149 FOR THE APPROVAL OF ADDITIONAL LANDSCAPE PLANTING PROPOSALS (APPROVED)		08.09.99	

MINISTRY DECISION

SPECIAL ORDERS

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5241

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/5241
5, Montague Close, , Wokingham.
Proposed side dormer extension to dwelling to form rooms in loft space.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5241**
5, Montague Close, , Wokingham.
Proposed side dormer extension to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5241

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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Proposed side dormer extension to dwelling to form rooms in loft space.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5241

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5241**
5, Montague Close, , Wokingham.
Proposed side dormer extension to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Applicationo	Name & Addres
F/2001/5241	Martin Brotherton 19 Montague Close WOKINGHAM. RG40 5PF
Application Refused	Letters sent 02.01.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5241

Applicant : Mr & Mrs Addington C/O Setsquare Solutions (Kevin Mosley).

Location : 5, Montague Close, , Wokingham.
Proposal : Proposed side dormer extension to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 02/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 28/12/2001. 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 :

Highways - approved with conditions C049 & C122

19 Montague - object as windows will overlook their main bedroom especially if they are clear glass. It will invade their privacy.

Planning Issues :

Rural Area (Local Plan)
Proposed Housing site (Local Plan)

Identified settlement
affect on neighbours } ENV, WBE1, WOS3
affect on street } SBE1, SBE2
Parking - WT6, ~~SBE~~ ST5
Landfill consultation - dormer so consultation not necessary.
South East Local Plan Boundary.

Application Number F/2001/5241
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)			
			The proposed dormer window due to its size, siting and scale, will form an incongruous feature out of charter with the street scene and will have a detrimental effect on the character & visual amenity of the surrounding area. The proposal is therefore contrary to policies WOS3 & WBE1 of the Wokingham District Plan (Deposit Draft), policies SBE1 & SBE2 of the South-East Area Local Plan, and policy EN1 of the Berkshire Structure Plan.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	ST5, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D. T. Watson
(Development Control Manager)

Date: 21.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Montague Close Wokingham.

APPLICATION NUMBER: F/2001/5241

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on power pole / light post.

2. DESCRIPTION OF SURROUNDINGS
Newish 2 str dwellings with double integral garages. Some hipped roofs some gable end.

3. DESCRIPTION OF SITE/BUILDING
2 str pitched roof double integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Dormer will be some distance away from terraced houses, & house behind doesnt face towards n°5 & has no windows on side elevation.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Double garage & room for 2 parks on drive.

LEVELS N/A - terraced house are lower level.

BOUNDARY TREATMENT NA

OTHERS

Street view minor really as house is so close to street & is in your face while the dormer wont be. However from side of house & further down street dormer is fairly large.

Primary. Impact on terraced houses

Application Number: F/2001/5241

Appraisal:

The proposed development is a loft conversion of the second floor incorporating a side dormer window. The existing house is two-storeyed, with a pitched gable-end roof. It has a double integral garage and is located in an identified settlement. Other surrounding properties are mainly detached or terraced.

The loft conversion will incorporate the formation of two additional bedrooms and an ensuite on the second floor. The dormer window will be located on the side roof slope and will be set down from the existing roof ridge by 0.5m. It will be 7.5m in length and 3.5m in depth. The dormer roof will have three pitched sections with a maximum height of 3.0m. It will be set in 0.5m from the sides of the roof and will have three windows.

1. Impact upon neighbouring properties

The proposed dormer extension will only be seen by the properties to the side (nos.19 and 21) and the properties to the front and rear (nos.7 and 35). It will only affect the surrounding neighbours in terms of possible over-looking and therefore loss of privacy. This is due to the dormer being located some distance away from the closest houses.

The windows on the dormer are to a bedroom, a bathroom and a stairwell. They face towards nos.19 and 21 Montague Close. The windows will be located at least 17m away from these properties, and therefore it is not considered to effect them in terms of over-looking and loss of privacy. No.19 has objected to the proposal as they believe the dormer windows will overlook and invade privacy of their principle bedroom.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The dormer extension will be seen from the street as it projects 3.5m from the side of the roof. None of the surrounding houses have side dormer roof extensions, and as the proposed one is fairly wide, it is considered that it will look out of place in the street environment. It is therefore considered that there would be an adverse effect upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from four to five and there is also a study on the first floor. This results in a need for 4-5 parking spaces on-site. There is an existing double garage at the front of the property and the driveway is 5.5m in width and 5.0m in length. This can incorporate two car park spaces. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: **Refusal: ✓**

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
0 6 DEC 2001
COPIES TO: | ACK: ✓
FILE:

Mr M C Brotherton
19 Montague Close
Wokingham
RG40 5PF

Tel: 0118 9774243

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

4 December, 2001

PLANNING APPLICATION – F/2001/5241 – 5 MONTAGUE CLOSE

Dear Ms Lynch,

Having recently reviewed the plans for the proposed extension to number 5 Montague Close, I would like to make the following comments.

Current Situation. The principal bedroom of 19 Montague Close is at the front and is not overlooked by any of the neighbouring properties and one can only see the side aspect and roof of number 5 Montague Close.

Proposed Situation. On viewing the plans it became obvious that the side aspect of number 5 Montague Close would be altered considerably. There will now be three large windows, which would overlook the principal bedroom and potentially invade our privacy.

Both of the proposed bedrooms in the extension will have dual aspect due to the proposed front, rear and dormer windows.

Unfortunately the planning application does not specify the materials for the dormer extension.

Therefore I have to object to planning consent being approved due to the potential that the principal bedroom of 19 Montague Close would be overlooked if planning consent was given and the windows were constructed using "clear" glass.

One would be more than happy for one of the planning department's staff to visit my property to observe the potential problem.

Yours sincerely,

Martin Brotherton

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 19 November 2001

Application Number: F/2001/5241

Proposal: *Proposed side dormer extension to dwelling to form rooms in loft space.*

Parish: WOKINGHAM TOWN

Site Address:
5, Montague Close, , Wokingham.

Applicant:
Mr & Mrs Addington C/O Setsquare Solutions (Kevin Mosley).

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

✓ below as applicable;

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

C049, R049.
C122, R122.

Signed: _____ **Print name:** AC 21/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001	Map No. 69 Site 0.04
Officer: HL — Application No. F/2001/5241	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☒ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SIDE DORMER EXTENSIONS TO DWELLING TO FORM ~~LOF~~ ROOMS IN LOFT SPACE

Location: 5 MONTAGUE CLOSE

Parish: WOKINGHAM Ward: Norreys 19.11.01 B

Applicant: MR / MRS ADDINGTON

Fee (7) 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	~~[illegible]~~ ~~[illegible]~~		
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Show position of windows on block plan~~ + ~~parking layout~~ + ~~adj properties~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	provide parking layout		
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 : 19.11.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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: Rural Area Landfill Site – not necessary to consult .....

.....

.....No pre-apps.....

NEIGHBOURS:

S/N + See map

Environmental Services

For office use only.
Application number:
02.NOV.2001* 5241

Householder planning application form

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

1	Your name Address and postcode Phone number	Mr & Mrs Addington 5 Montague Close Wokingham.
	Agent's Name Address and postcode Phone number	Kevin Mosley Setsquare Solutions 57 Droxford Crescent Tadley, Hants RG26 3BA 0118 981 1851
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	5 Montague Close Wokingham
4	Give brief details of the proposal for example, two storey side extension About the application	Proposed Loft 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.	Roof tiles to match existing. Vertical tile hanging colour to match existing roof.
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.		
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.~~

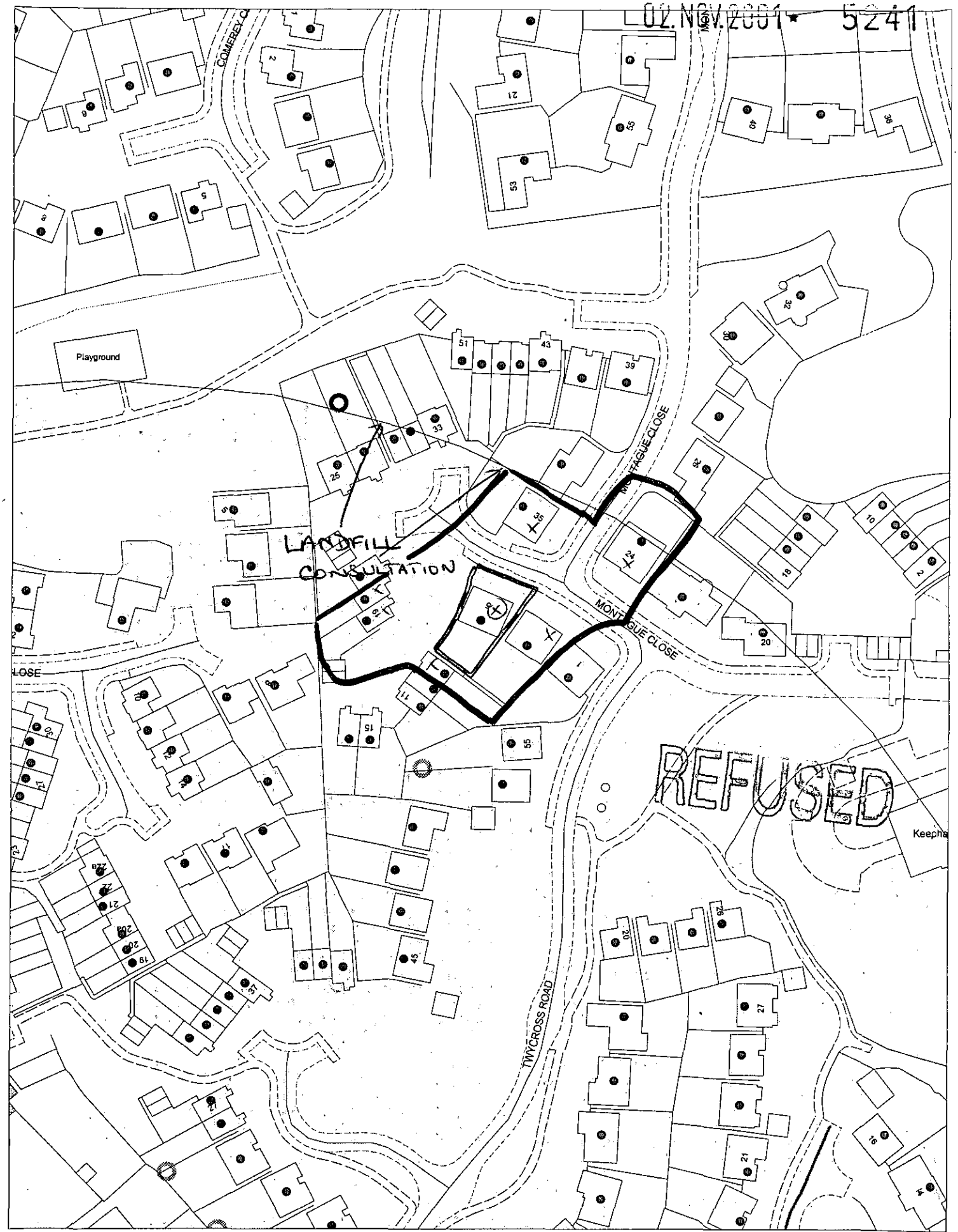
Your signature: [signature]

on behalf of Mr & Mrs Addington

Date 1/11/01

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

02.NOV.2001 5241



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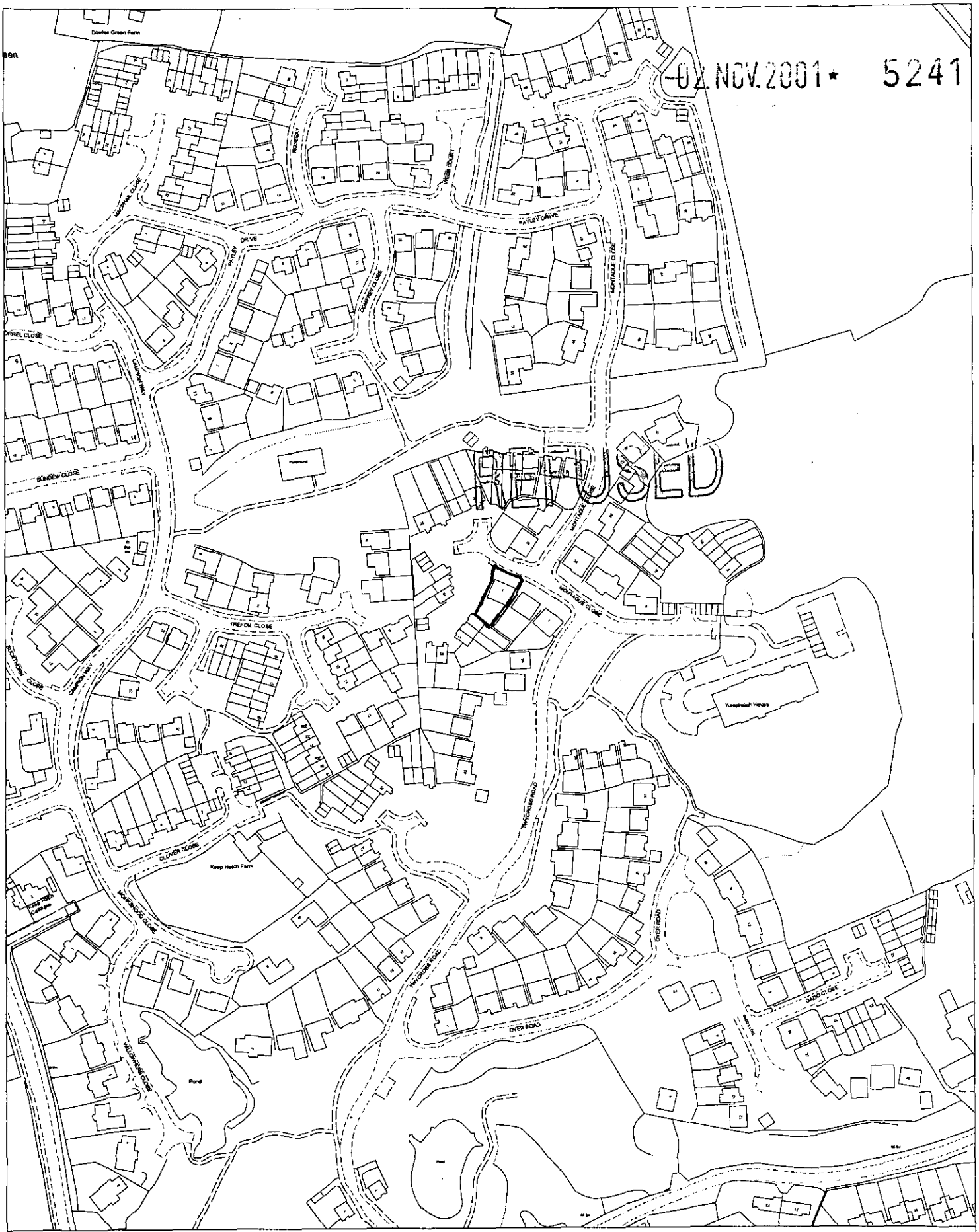
Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001 Scale: 1 : 1250

N
W E
S

02.NOV.2001* 5241



Site Plan, Scale: 1 to 2500

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Date: 15 November 2001

N
W E
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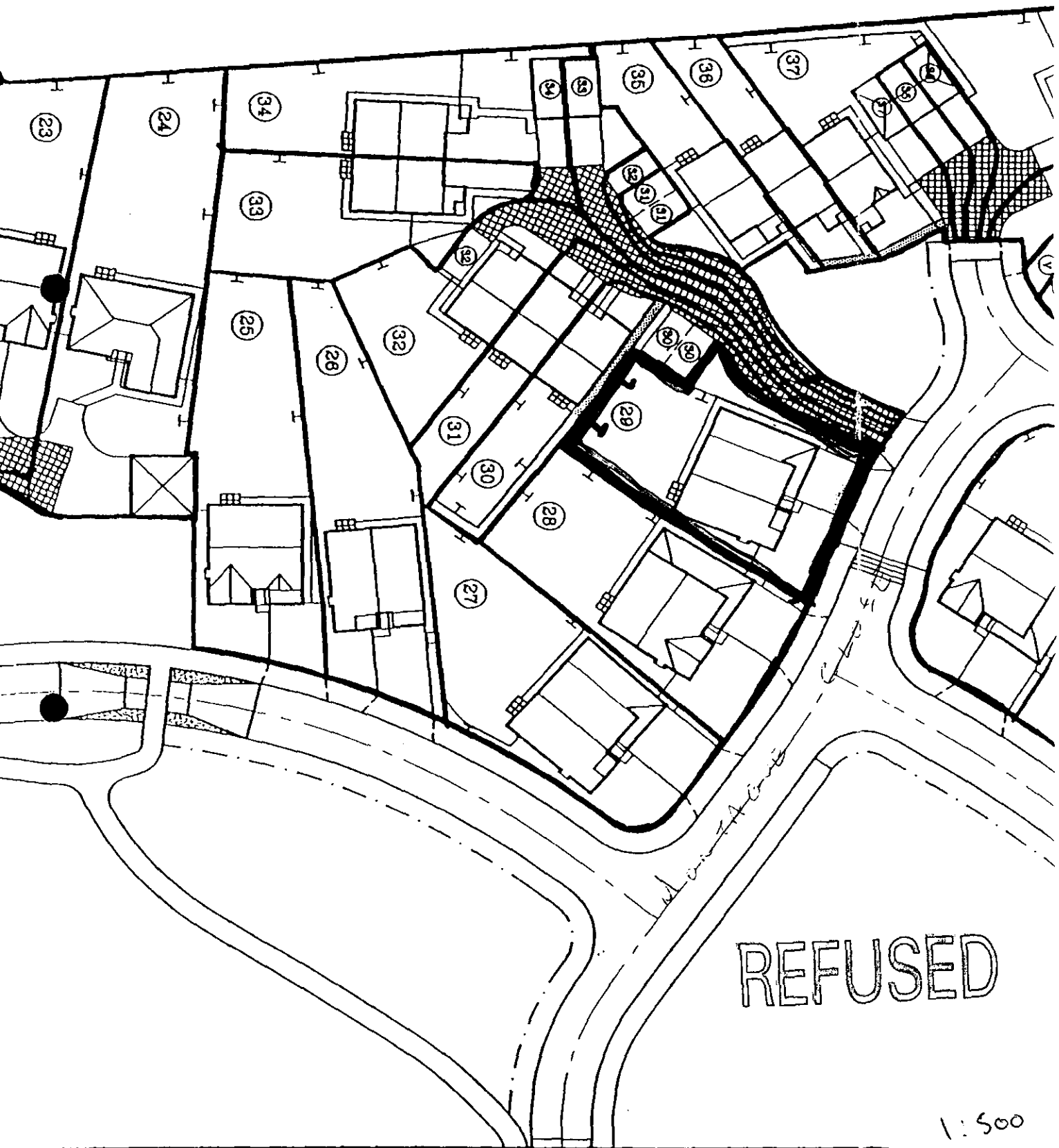
02.NOV.2001 5241



REFUSED

1:500

	Date: Aug 1996	Client: Taywood Homes Ltd	Job Title: Keephatch Re
	Checked:		Drawing Title: Conveyancin