APPLICATION NO:
F/2000/0966

LOCATION:
47 Beech Lane, Earley Reading.

APPLICANT:
Ms S Percival C/O R F Hood

PROPOSAL:
Proposed front and rear extensions to dwelling plus loft conversion.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms S Percival
C/O R F Hood
12 Kirkfell Close
Tilehurst
Berkshire
RG31 6QL

Application Number: F/2000/0966

Parish: **EARLEY**

Location: **47, Beech Lane, Earley, Reading.**

Proposal: **Proposed front and rear extensions to dwelling plus loft conversion.**

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

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The bedroom window in the north-west facing roof slope shall not at any time be glazed other than with obscure glass and fixed shut.

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) no additional windows or similar openings shall be constructed in the roof of the building following the implementation of this permission

Condition
6. No work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

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

Reason
2. To ensure a satisfactory appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

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

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

Informative
The applicant is advised to discuss the location of the gas flue with the Building Control section prior to the commencement of development. The Building Control section can be contacted on 0118 9746375.

John Mitchell
Development Control Manager
Date: 07/06/2000

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.



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2000

Scale: 1 : 1250

N
W E
S

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Joss Miller - F/2000/0966**

Ms S Percival
C/O R F Hood
12
Kirkfell Close
Tilehurst
Berkshire
RG31 6QL

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 Sir/Madam

Application Number: F/2000/0966

Site Address: 47, Beech Lane, Earley, Reading.

Proposal: Proposed front and rear extensions to dwelling plus loft conversion.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be approved .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. 0118 974 6463 (Direct Line)

Date. 3 March, 2000

My ref. JM/MT/PREAPP/EARLEY

Your ref.

Miss Percival & Mr Streams
47 Beech Lane
Earley
Reading

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
E-mail:

Dear Miss Percival & Mr Streams,

RE: PROPOSED EXTENSIONS TO 47 BEECH LANE, EARLEY

Thankyou for your revised plans which were received on 8 February 2000.

It is considered that a scheme, based on your revised plans, but incorporating all of the following changes, may well be acceptable:

1. Raising the side walls to the proposed gutter line is acceptable in principle, but full hips should be incorporated at a 40° angle from the proposed gutter line. This would result in the side walls only having the same height as the extended front walls.
2. The dormer should be reduced to two-thirds of the proposed width, and set back 0.5 metres from the vertical walls. The dormer roof should also be hipped back. There is scope for a similar dormer window to the rear of the property.
3. The front and rear single storey extensions would appear to be acceptable in principle.

I hope this information is of use to you. However it is given without prejudice to the determination of any application received. If you have any further queries please do not hesitate to contact the case officer, Joss Miller, on the above telephone number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

1387

WOKINGHAM DISTRICT COUNCIL

To Joss

Date 15/2 Time 10.50

WHILE YOU WERE OUT

Name Sarah Percival.

Of

Phone No. (0181) 917 7076. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 47 Beech Lane, Earley

See Mike

Signed Heather.

JOSS

Mr. Streams came in to discuss a revised scheme for 47 Beech Lane, Farley.

He's spoken to Nettie who suggested 4.5 → 5m depth for rear extension (You'll need to check this with her)

Can you let him know if this is likely to be acceptable.

Heather 7/2

PLANNING SERVICES	25670
POL	
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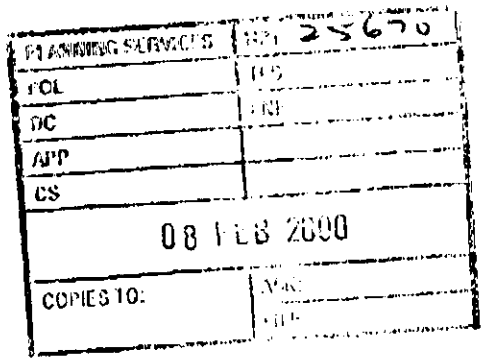
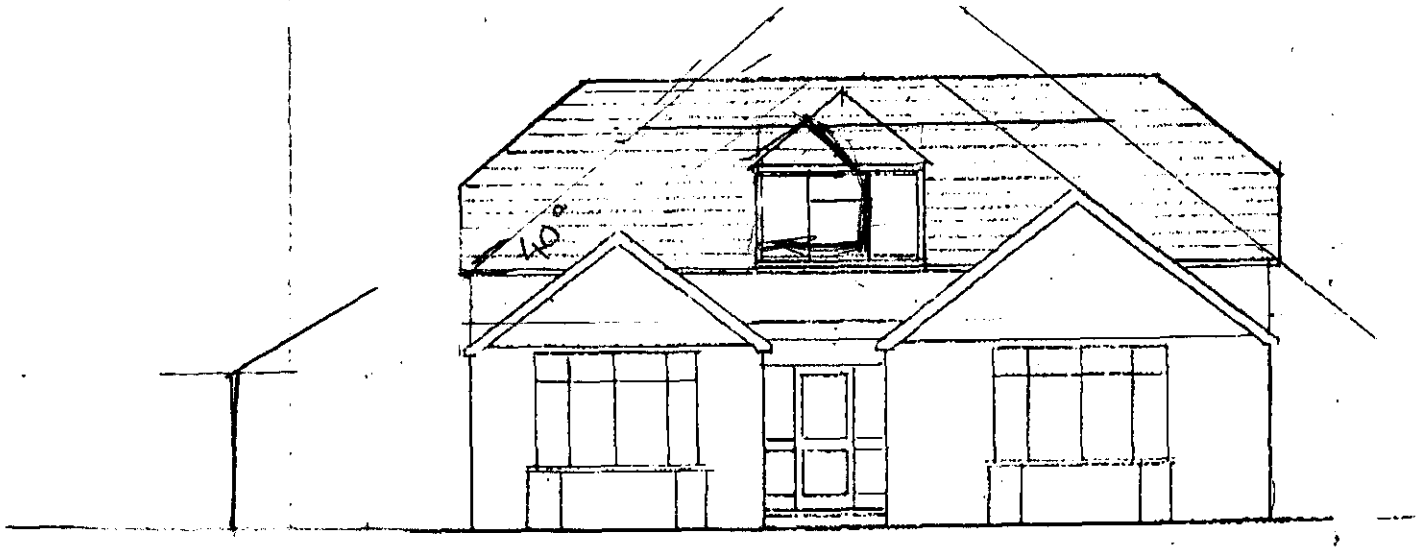
CS	
08 FEB 2000	
COPIES TO:	



Reply reqd.

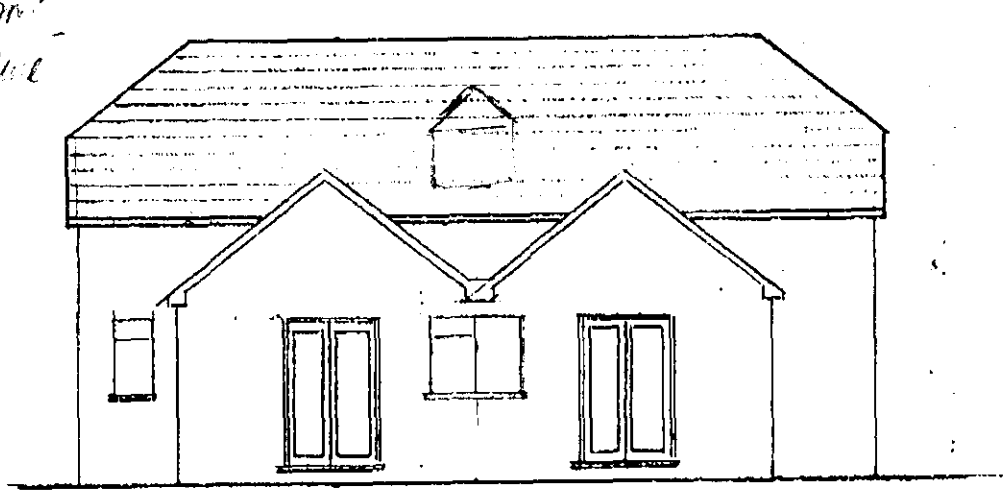


SOUTH ELEVATION (FRONT)

(1) [illegible] (40° pitch) from proposed gutter line

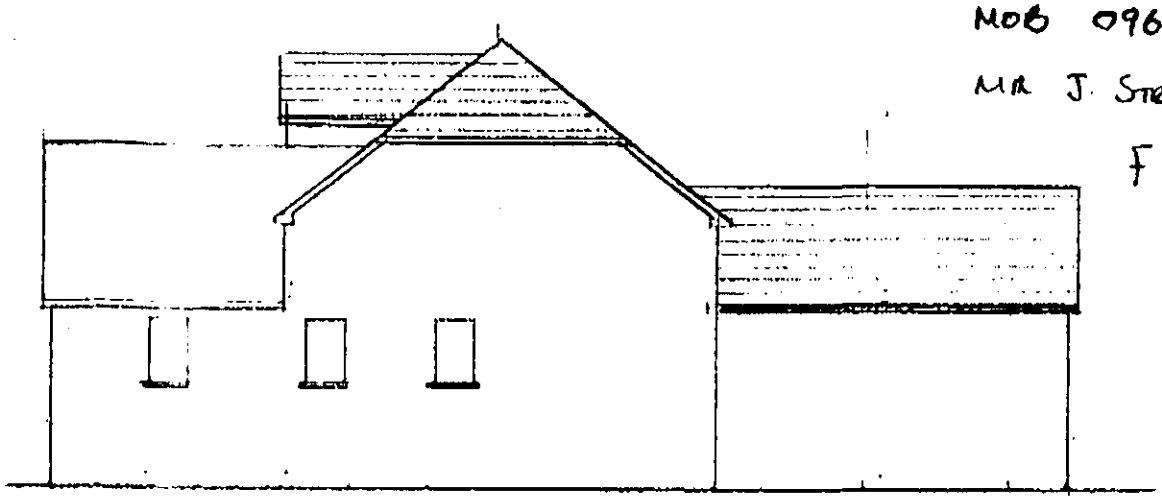
(2) dormers to be reduced to 2/3rd proposed width, [illegible] 500mm from vertical wall + hipped roof (can have one at rear as well)

(3) front + rear single storey [illegible] maybe OK but wish to see plans

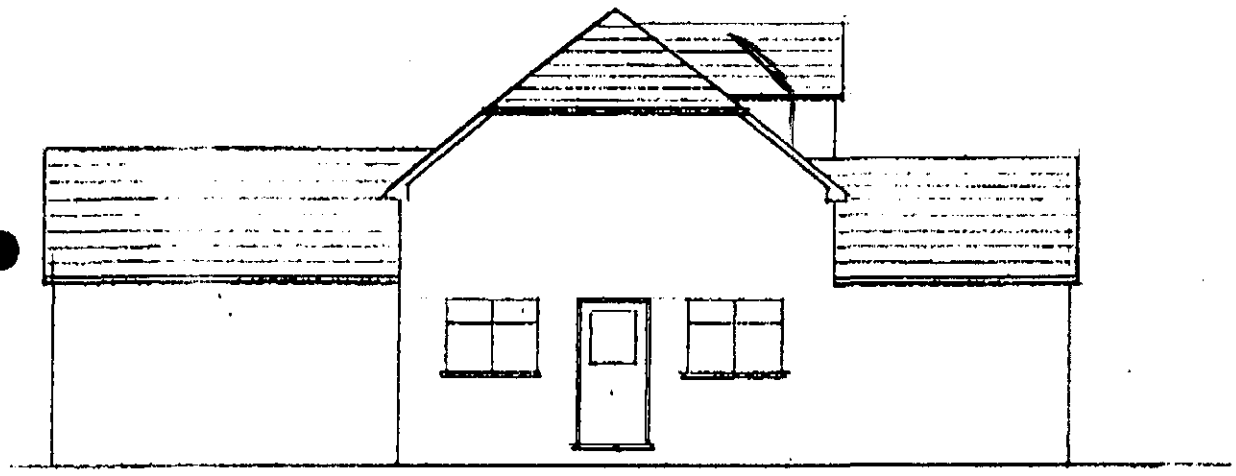


NORTH ELEVATION (REAR)

TEL 01159548438
MOB 0966395188
MR J. STREAMS
FAO Joss Miller



EAST ELEVATION



WEST ELEVATION

PROPOSED CONVERSION OF EXISTING BUNGALOW WITH ROOMS IN ROOF & REAR EXTENSION AT 47, BEECH LANE, EARLEY FOR MS. S. PERCIVAL

DWG No.: 5K/606.
SCALE: 1:100
DRAWN: R.F.H
DATE: FEB 2000

JOSS

Mr. Streams came in to discuss a revised scheme for 47 Beach Lane, Earley.

He's spoken to Nettie who suggested 4.5 → 5m dep for rear extension (Nettie will need to check this with her).

Can you let him know if this is likely to be acceptable.

Heather 7/2

PLANNING SERVICES	APP 25670
PCL	TLS
DC	ENF
APP	
CS	
08 FEB 2000	
COPIES TO:	ACK:
	FILE:

Reply reqd.

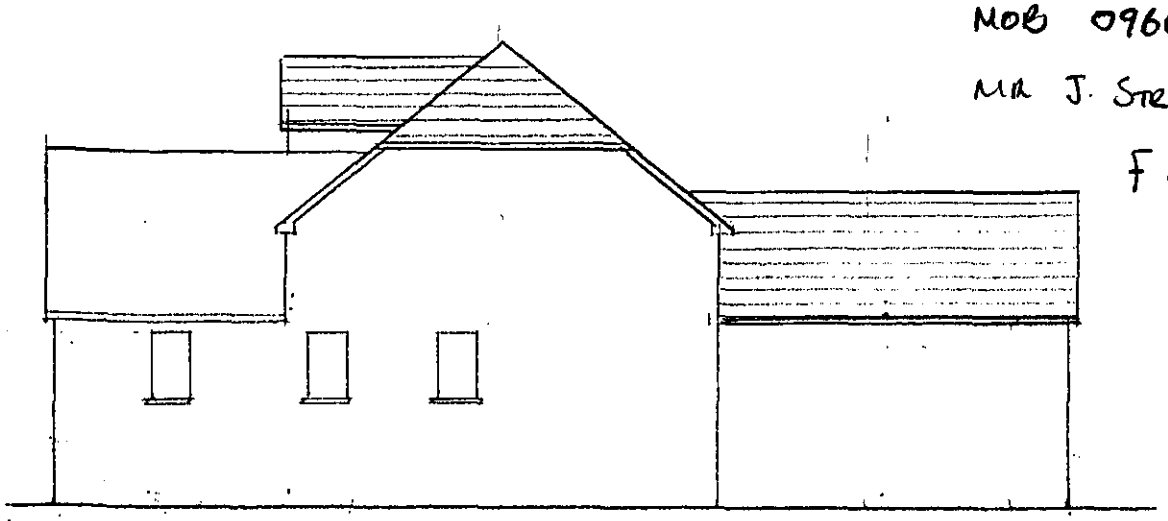
SUGGESTED REASON FOR REFUSAL

The proposed development, by reason of its close proximity to the boundary of the adjoining property known as Hilltop Farm Bungalow, would appear overdominant. As such, it would be detrimental to the residential amenity of that ~~the proposal~~. The proposal is therefore contrary to policy EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

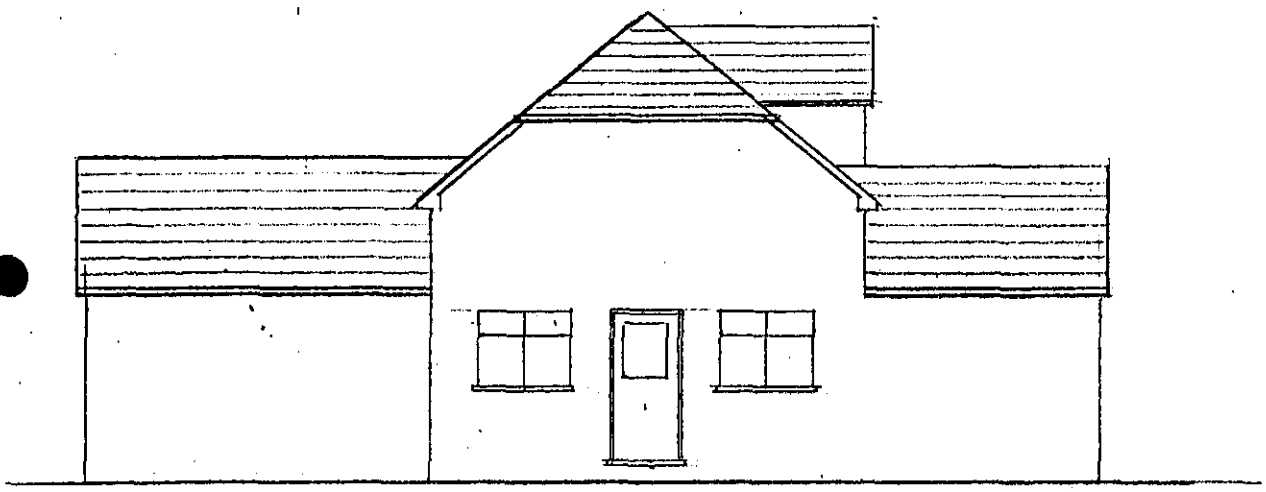
property.

NOT TABLED AT 19 JAN CTTEE

TEL 01189548438
MOB 0966395188
MR J. STREAMS
F A O. JOSS MILLER



EAST ELEVATION



WEST ELEVATION

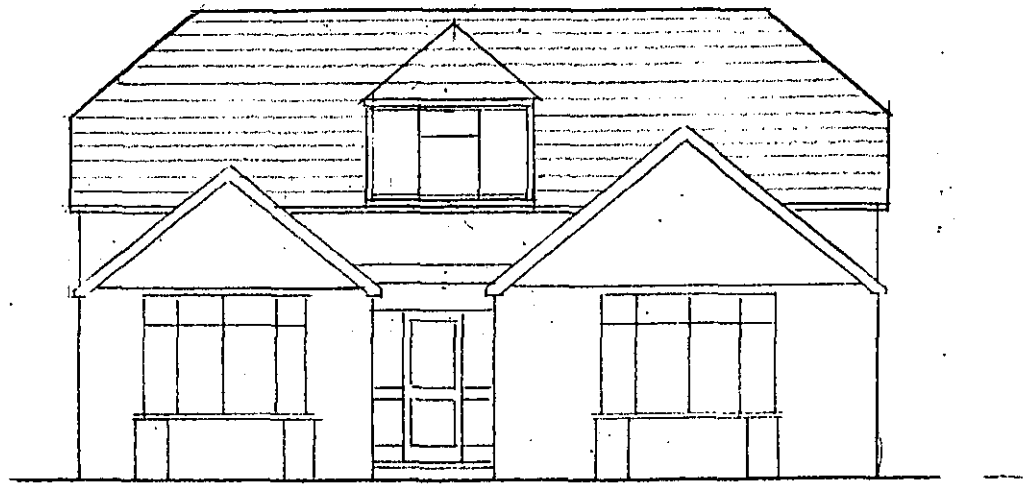
PROPOSED CONVERSION OF EXISTING BUNGALOW WITH ROOMS IN ROOF & REAR EXTENSION AT 47, BEECH LANE, EARLEY FOR MS. S. PERCIVAL.

DWG No.: SK/606

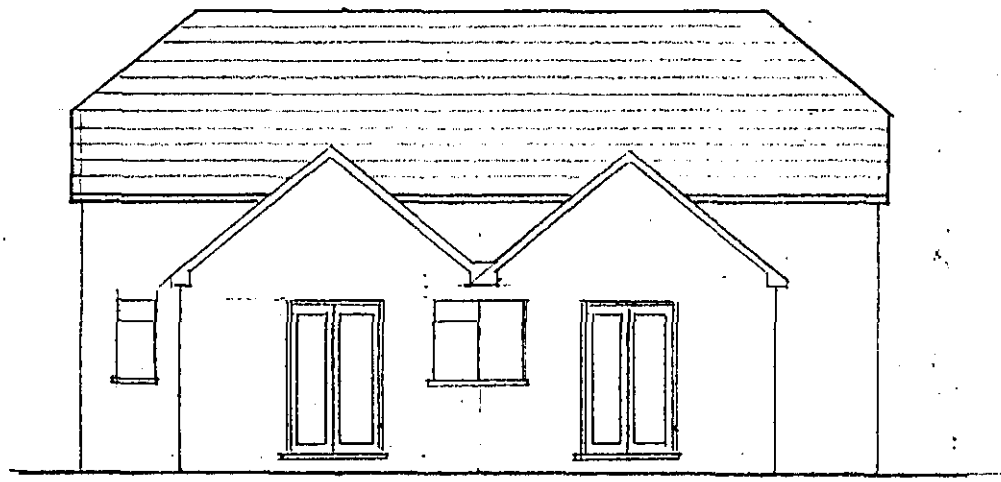
SCALE: 1:100

DRAWN: R.F.H

DATE: FEB 2000



SOUTH ELEVATION (FRONT)



NORTH ELEVATION (REAR)

PLANNING SERVICES	PPL
POL	TLS
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APP	
CS	
08 FEB 2000	
COPIES TO:	ACK:
	FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0966.	JM.
BUILDING CONTROL NUMBER.	FP 99/8991	Alan
~~APPLICANT~~/AGENT	R F Hood.	
ADDRESS OF SITE	47 Beech Lane EARLY.	
DESCRIPTION OF PROPOSED WORKS	S/S front & rear ext plus loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/606/2A recd 4/6/00	P/606/2 recd 6/3/00
ELEVATIONS	P/600/1B	P/606/1A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	slight reposition of 2 small rooflights	
DATE	25/10/00.	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

31. APPLICATION NO.2000/0966 PROPOSED FRONT AND REAR EXTENSIONS TO DWELLING PLUS LOFT CONVERSION, 47 BEECH LANE, EARLEY FOR MS S PERCIVAL

The Committee considered a report about this application set out on Agenda pages 221 to 229.

Mr.Cane, a local resident, attended the meeting and spoke in opposition to the proposal.

Mr.R.Knight (on behalf of the applicant) attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No.2000/0966 be approved, subject to the conditions set out in the Agenda, together with an additional condition relating to construction hours and an informative in relation to the proposed flue.

Application No.	Received	Earley	Listed by:
F/2000/0966	16.03.00		Cllr Rolls

Applicant: Ms S Percival
Location : 47 Beech Lane, Earley
Proposal : Proposed front and rear extensions to dwelling plus loft conversion

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow members to carry out a site visit. The site visit has been arranged for 31 May 2000.

2. **Recommendation** – to GRANT planning permission subject to conditions stated on the attached report.

Joss Miller

Application No.	Received	Earley	Listed By:
F/2000/0966	16.03.00		Cllr Rolls

Applicant : **Ms S Percival**
Location : **47 Beech Lane, Earley**
Proposal : **Proposed front and rear extensions to dwelling plus loft conversion**

1. **Planning History** – The site is located Beech Lane in Earley, which is in the identified settlement. The dwelling is an old property and is situated in a road with mixed detached and semi-detached houses and bungalows on both sides. The previous planning application for a two storey rear extension, single storey front extension and front dormer was refused on 01.09.99 and subsequently dismissed at appeal on 31.01.00.

   Councillor Rolls has listed this application due to concern over the possibility of loss of light to the bedroom of No.45 and concerns regarding the vicinity of the flue to No.45.

2. **Proposal** – is for the erection of a single storey front and rear extension, loft conversion to include two additional bedrooms and a bathroom, and front dormer window. The loft conversion includes raising the eaves line by one metre.

3. **Consultations**
   - ***Neighbour:*** objection due to loss of daylight and loss of privacy.
   - ***Highways:*** conditions.
   - ***Town Council:*** request refusal (see attached).

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policy LBE2 and WDLP Policy WBE1
   B. Impact upon the neighbouring properties: LALP Policy LBE2 and WDLP Policy WBE1
   C Concerns of the Town Council and objector

   A. Impact upon the street scene
   There are a mixture of semi-detached houses and bungalows on both sides of the road. Therefore, the raising of the entire roof by 1 metre is not considered to have sufficient detrimental impact on the street scene to warrant a refusal. The single storey rear extension would be largely obscured by the main footprint of the bungalow, thus minimising any impact on the street scene.

   The front extension to the dwelling would have a pitched roof with an eaves height of 2.5 metres and a ridge height of 3.9 metres, and would project

forward of the main front footprint of the property by 3.1 metres with a width of 3.8 metres. However, the dining area of the property projects forward of the main building line by the same distance and also has a pitched roof, Therefore the design and scale of the proposal is in keeping with the original property and any effect on the street scene will be minimised.

The front dormer of the extension is also of a similar design and scale and it is considered would have little adverse effect on the street scene.

B. Impact on the neighbouring properties.
The proposed front extension would be situated approximately 4.5 metres from the main footprint of the neighbouring property at No 45. It would extend forward 3.1 metres and the ridge line, which would be 3.9 metres high, and hipped away from the property. It would be situated to the south-east of No 45, and is considered to be a sufficient distance away for any impact to be minimised. This proposal would be largely obscured from the neighbours at No. 49, and will be a sufficient distance from all other neighbours to reduce any potential impact.

The proposed front dormer extension and two velux windows are also considered to be a sufficient distance from all neighbours to reduce any potential impact.

The house at No. 49 has a single storey side extension with no side windows, and a 1.8 metre fence. It is situated to the south-east of the development and, although the dwelling is a distance of 1 metre from the proposed development, the proposed roof level and single storey rear extension are not considered to have sufficient detrimental impact to warrant a refusal.

The house at No. 45 has two bedroom windows on the side elevation, and a 2 metre wall to the side boundary with a carport to the side boundary. It also has a single storey rear extension with a side window set approximately 4 metres from the side footprint of the dwelling. Although the proposed roof would be raised by 1 metre, it would be hipped away from No. 45 and would be approximately 4.5 metres from the side of the neighbouring property. The proposal is sited to the south-east of the applicant. There is a velux window proposed on the side elevation which may result in the loss of privacy to the neighbour, but a condition can be imposed to obscure glaze it and fix it shut, as there are windows in other roof slopes serving this room. The rear single storey extension would have a depth of 4.5 metres, an eaves height of 2.5 metres and a ridge height of 4.3 metres. Its pitched roof would be hipped away from No. 45, and situated approximately 6 metres from it. The previous application which was dismissed at appeal on 31.01.00 had a side dormer window and a substantially larger rear extension which, the Inspector agreed, had a detrimental impact on No. 45. It is considered that this application has been reduced significantly, such that any impact on the neighbours is not sufficient to warrant a refusal.

Other neighbours in the vicinity are a sufficient distance away for any impact to be minimised.

Therefore, it is considered that the proposal is of a satisfactory size, scale and design, and is in accordance with LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

C. Concerns of the Town Council and objector
The concerns of the Town Council and objector are noted. Most of the concerns are addressed above. The question of the positioning of the applicant's flue is not normally a planning issue.

5. **Conclusion** – The proposed development will not have sufficient detrimental impact on the neighbours or the street scene sufficient to warrant a refusal.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external works shall be carried out in materials which resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. The bedroom window in the north-west facing roof slope shall not at any time be glazed other than with obscure glass, and fixed shut.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the roof of the building following the implementation of this permission.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
4. & 5.In the interests of the amenities of the occupants of this property and other properties nearby.

Joss Miller

FROM: Joss Miller

DATE: 28 March 2000

DELEGATED

PLANNING SERVICES	
POL	28654
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0966

Proposal: Proposed front and rear extensions to dwelling plus loft conversion.

Site Address: 47, Beech Lane, Earley, Reading.

Applicant: Ms S Percival C/O R F Hood.

Your observations are required in respect of this application **by 21/04/2000** .

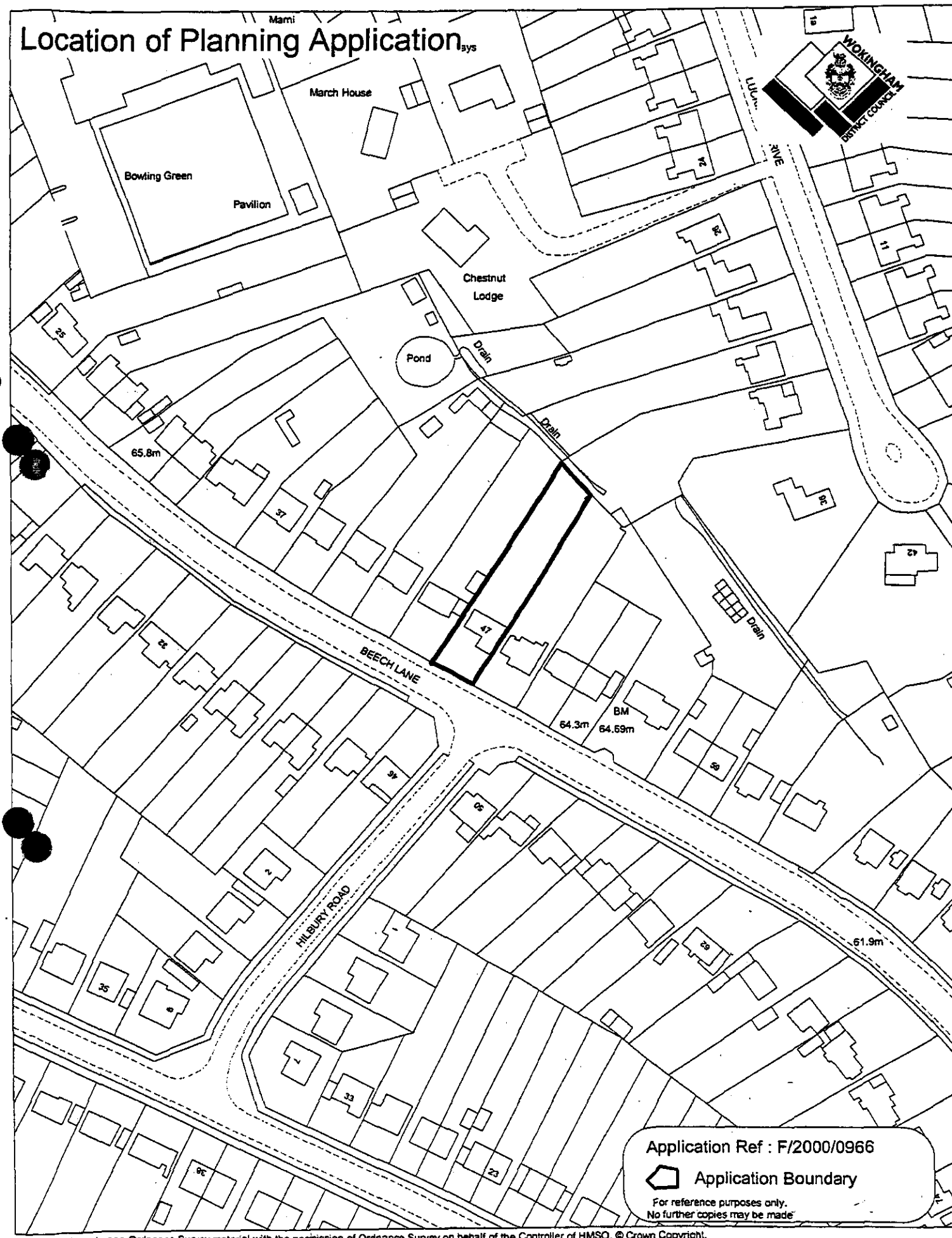
Whilst Councillors acknowledged that this latest application was an improvement on the previous proposal for this site, they still considered that they were intrusive, and unneighbourly, particularly to No. 45, and would create an unacceptable reduction to the daylight to and visual amenity from the bedroom windows of the neighbouring property. Concern was also expressed at the intrusive nature of the velux windows in the roof elevation facing No. 45, and also at the fact that the flue from the boiler is again immediately located below the window of the main bedroom of the neighbouring property. For these reasons, therefore, it is requested that this application is refused.

If the Planning Officer is mindful to approve these latest proposals, it is requested that the velux windows in the east and west elevations should be obscure glazed and non-opening. Furthermore, it is requested that a condition be imposed, such that the property can not be used for business purposes.

SIGNED: [signature]

DATE: 28 APR 2000

Clerk To Earley Parish/Town Council.



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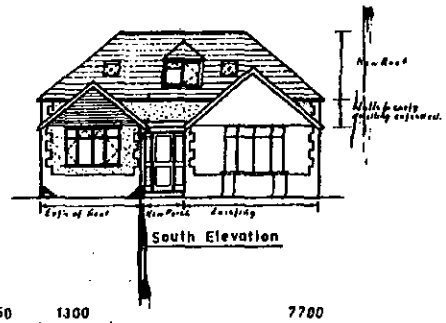
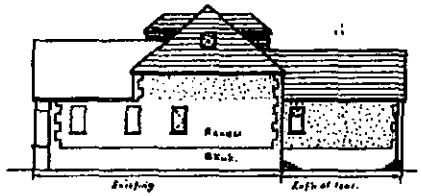
Development Control Section, Environmental Services, Wokingham District Council.
23 May 2000

Scale: 1 : 1250



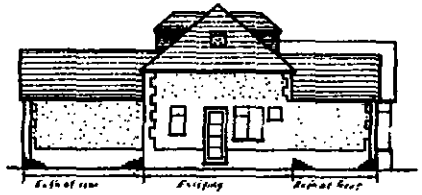
South Elevation



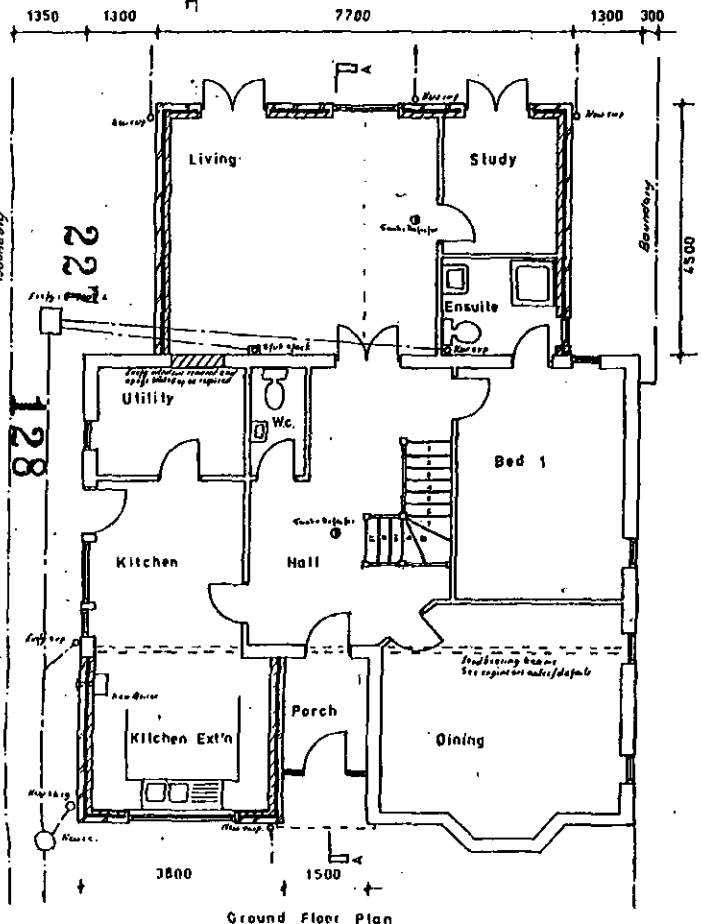
East Elevation



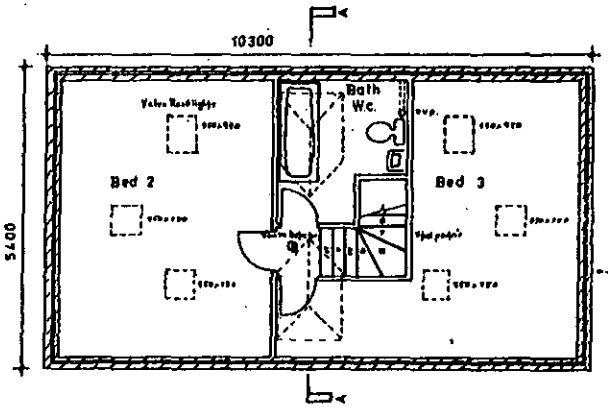
North Elevation



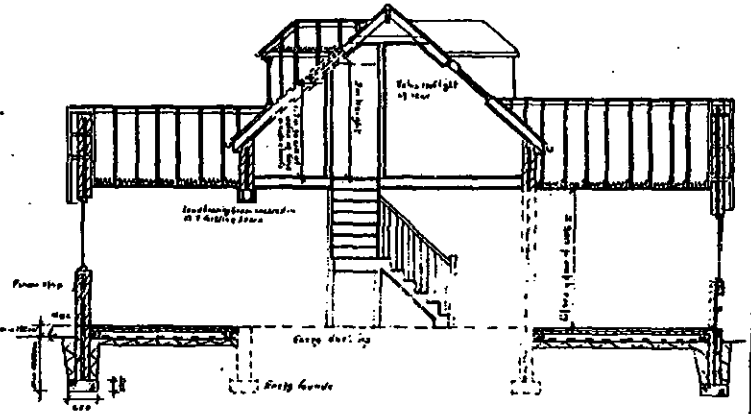
West Elevation



Ground Floor Plan



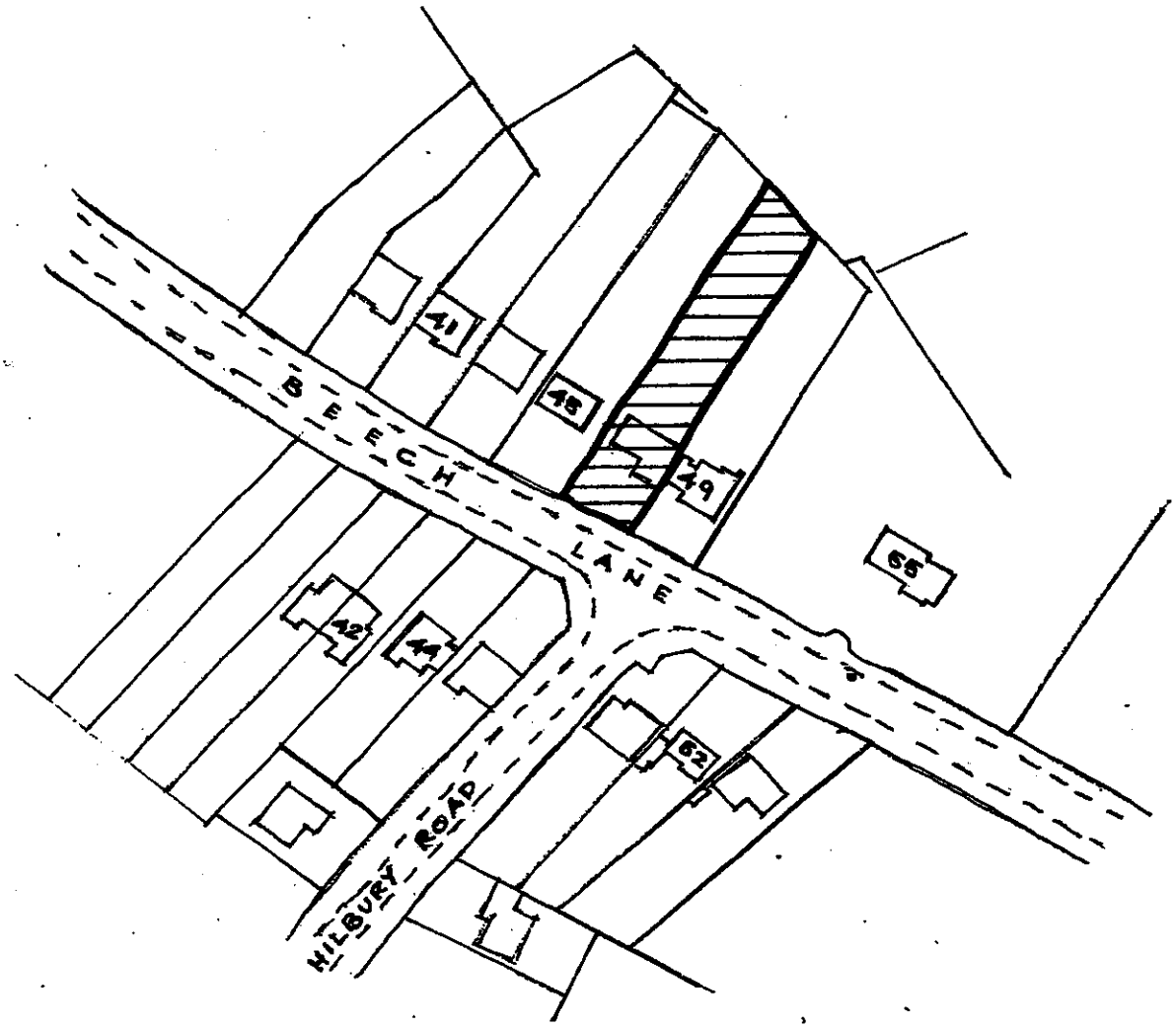
First Floor Plan



Section A – A

Location & Block plans & Specification see Dwg No P/606/2

PROPOSED CONVERSION OF EXISTING BUNGALOW WITH FRONT & REAR EXTENSIONS AND ROOMS IN ROOF AT 47, BEECH LANE, EARLEY, READING FOR MS. S. PERCIVAL.	
ELEVATIONS, PLANS & SECTION.	
DRAWING No.	P/606/1A
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.



Location Plan 1 : 1250

228

129

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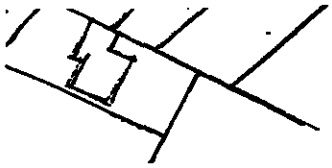
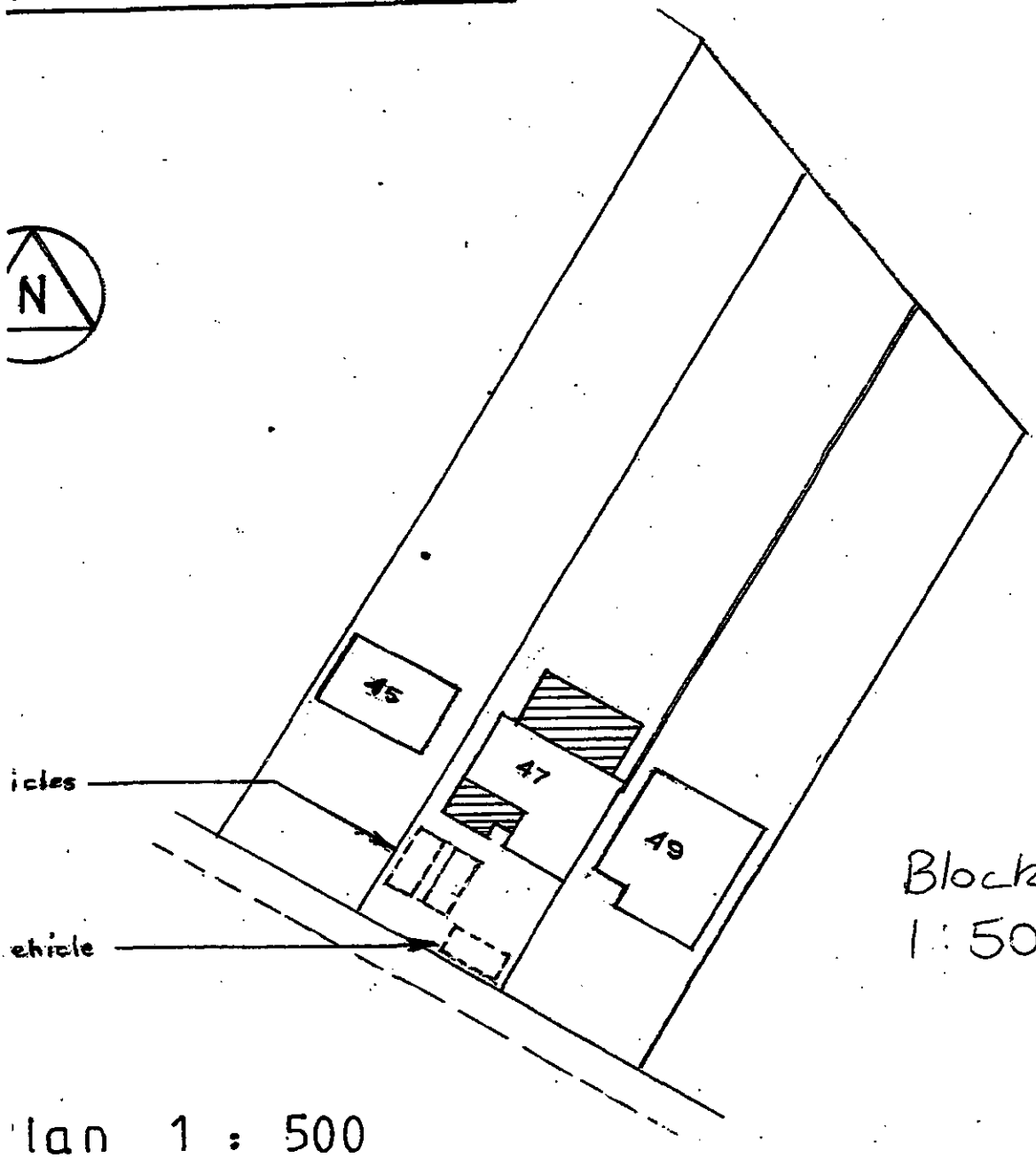


n Plan 1 : 1250



Block Plan
1:500

lan 1 : 500

or elevations, plans & section see Dwg No P/606/1A

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

12. APPLICATION NO.2000/0966 PROPOSED FRONT AND REAR EXTENSIONS TO DWELLING PLUS LOFT CONVERSION, 47 BEECH LANE, EARLEY FOR MS.S.PERCIVAL.

The Committee considered a report about this application set out on Agenda pages 123 to 130.

Mr.Cane, a local resident, attended the meeting and spoke in opposition to the proposal.

Mr.R.Knight, on behalf of the applicant, attended the meeting and spoke in support of the application.

RESOLVED: That consideration of this application be deferred to enable a site visit to be undertaken to assess the impact of the proposed development.

Application No.	Received	Earley	Listed By:
F/2000/0966	16.03.00		Cllr Rolls

Applicant : **Ms S Percival**
Location : **47 Beech Lane, Earley**
Proposal : **Proposed front and rear extensions to dwelling plus loft conversion**

1. **Planning History** – The site is located Beech Lane in Earley, which is in the identified settlement. The dwelling is an old property and is situated in a road with mixed detached and semi-detached houses and bungalows on both sides. The previous planning application for a two storey rear extension, single storey front extension and front dormer was refused on 01.09.99 and subsequently dismissed at appeal on 31.01.00.

   Councillor Rolls has listed this application due to concern over the possibility of loss of light to the bedroom of No.45 and concerns regarding the vicinity of the flue to No.45.

2. **Proposal** – is for the erection of a single storey front and rear extension, loft conversion to include two additional bedrooms and a bathroom, and front dormer window. The loft conversion includes raising the eaves line by one metre.

3. **Consultations**
   - ***Neighbour:*** objection due to loss of daylight and loss of privacy.
   - ***Highways:*** conditions.
   - ***Town Council:*** request refusal (see attached).

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policy LBE2 and WDLP Policy WBE1
   B. Impact upon the neighbouring properties: LALP Policy LBE2 and WDLP Policy WBE1
   C Concerns of the Town Council and objector

A. Impact upon the street scene
There are a mixture of semi-detached houses and bungalows on both sides of the road. Therefore, the raising of the entire roof by 1 metre is not considered to have sufficient detrimental impact on the street scene to warrant a refusal. The single storey rear extension would be largely obscured by the main footprint of the bungalow, thus minimising any impact on the street scene.

The front extension to the dwelling would have a pitched roof with an eaves height of 2.5 metres and a ridge height of 3.9 metres, and would project

forward of the main front footprint of the property by 3.1 metres with a width of 3.8 metres. However, the dining area of the property projects forward of the main building line by the same distance and also has a pitched roof, Therefore the design and scale of the proposal is in keeping with the original property and any effect on the street scene will be minimised.

The front dormer of the extension is also of a similar design and scale and it is considered would have little adverse effect on the street scene.

B. Impact on the neighbouring properties.
The proposed front extension would be situated approximately 4.5 metres from the main footprint of the neighbouring property at No 45. It would extend forward 3.1 metres and the ridge line, which would be 3.9 metres high, and hipped away from the property. It would be situated to the south-east of No. 45, and is considered to be a sufficient distance away for any impact to be minimised. This proposal would be largely obscured from the neighbours at No. 49, and will be a sufficient distance from all other neighbours to reduce any potential impact.

The proposed front dormer extension and two velux windows are also considered to be a sufficient distance from all neighbours to reduce any potential impact.

The house at No. 49 has a single storey side extension with no side windows, and a 1.8 metre fence. It is situated to the south-east of the development and, although the dwelling is a distance of 1 metre from the proposed development, the proposed roof level and single storey rear extension are not considered to have sufficient detrimental impact to warrant a refusal.

The house at No. 45 has two bedroom windows on the side elevation, and a 2 metre wall to the side boundary with a carport to the side boundary. It also has a single storey rear extension with a side window set approximately 4 metres from the side footprint of the dwelling. Although the proposed roof would be raised by 1 metre, it would be hipped away from No. 45 and would be approximately 4.5 metres from the side of the neighbouring property. The proposal is sited to the south-east of the applicant. There is a velux window proposed on the side elevation which may result in the loss of privacy to the neighbour, but a condition can be imposed to obscure glaze it and fix it shut, as there are windows in other roof slopes serving this room. The rear single storey extension would have a depth of 4.5 metres, an eaves height of 2.5 metres and a ridge height of 4.3 metres. Its pitched roof would be hipped away from No. 45, and situated approximately 6 metres from it. The previous application which was dismissed at appeal on 31.01.00 had a side dormer window and a substantially larger rear extension which, the Inspector agreed, had a detrimental impact on No. 45. It is considered that this application has been reduced significantly, such that any impact on the neighbours is not sufficient to warrant a refusal.

Other neighbours in the vicinity are a sufficient distance away for any impact to be minimised.

Therefore, it is considered that the proposal is of a satisfactory size, scale and design, and is in accordance with LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

C. Concerns of the Town Council and objector
The concerns of the Town Council and objector are noted. Most of the concerns are addressed above. The question of the positioning of the applicant's flue is not normally a planning issue.

5. **Conclusion** – The proposed development will not have sufficient detrimental impact on the neighbours or the street scene sufficient to warrant a refusal.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external works shall be carried out in materials which resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. The bedroom window in the north-west facing roof slope shall not at any time be glazed other than with obscure glass, and fixed shut.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the roof of the building following the implementation of this permission.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
4. & 5.In the interests of the amenities of the occupants of this property and other properties nearby.

Joss Miller

FROM: Joss Miller

DATE: 28 March 2000

DELEGATED

PLANNING SERVICES	
POL	28654
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACT:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0966

Proposal: Proposed front and rear extensions to dwelling plus loft conversion.

Site Address: 47, Beech Lane, Earley, Reading.

Applicant: Ms S Percival C/O R F Hood.

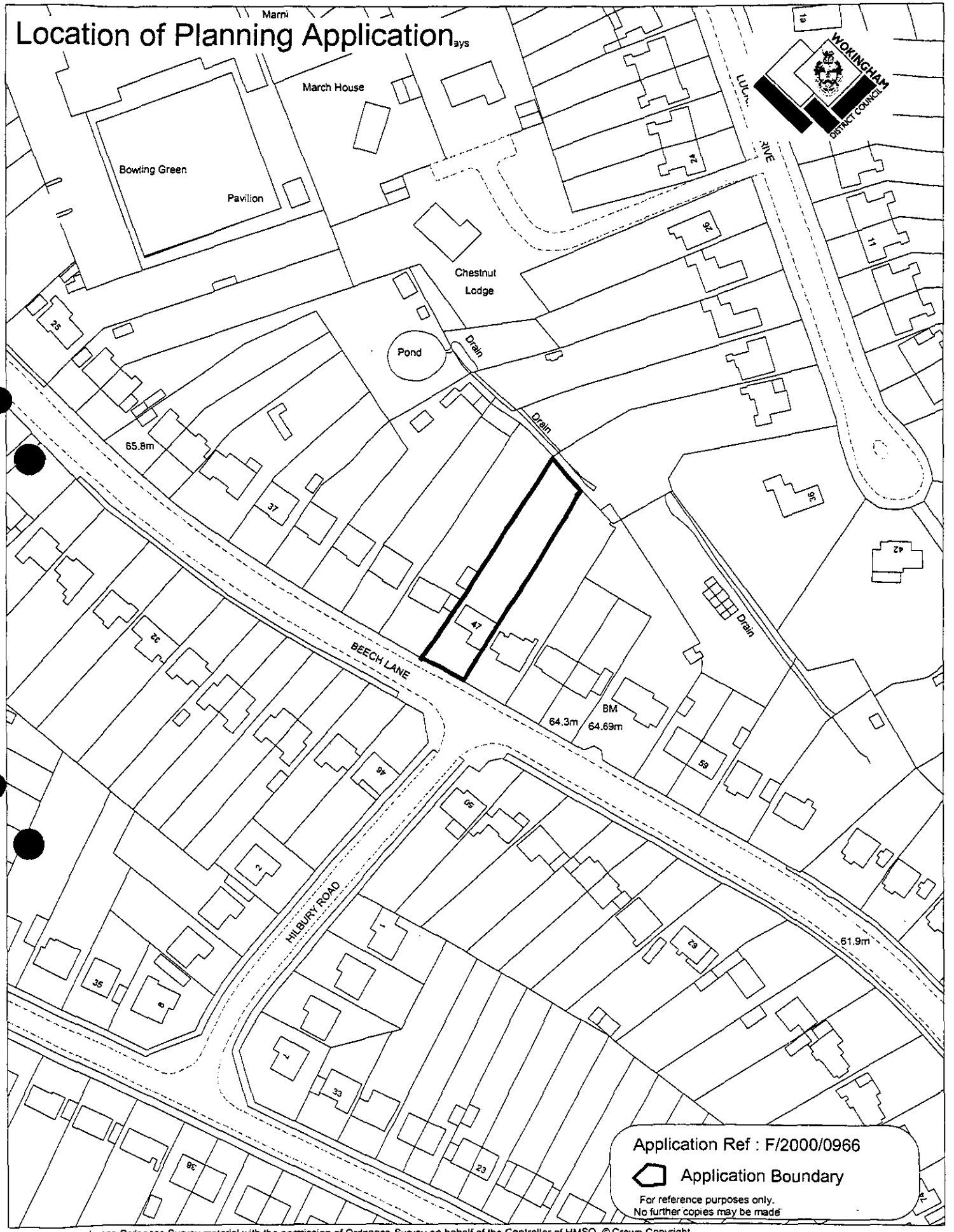
Your observations are required in respect of this application **by 21/04/2000** .

Whilst Councillors acknowledged that this latest application was an improvement on the previous proposals for this site, they still considered that they were intrusive, and unneighbourly, particularly to No. 45, and would create an unacceptable reduction to the daylight to and visual amenity from the bedroom windows of the neighbouring property. Concern was also expressed at the intrusive nature of the velux windows in the roof elevation facing No. 45, and also at the fact that the flue from the boiler is again immediately located below the window of the main bedroom of the neighbouring property. For these reasons, therefore, it is requested that this application is refused.

If the Planning Officer is mindful to approve these latest proposals, it is requested that the velux windows in the east and west elevations should be obscure glazed and non-opening. Furthermore, it is requested that a condition be imposed, such that the property can not be used for business purposes.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.



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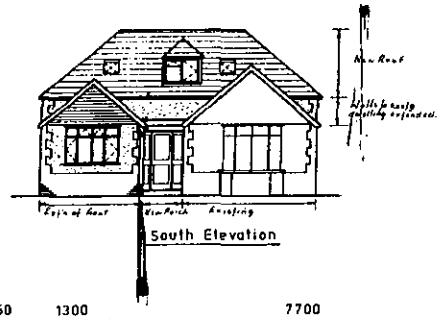
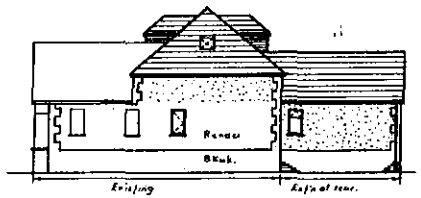
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

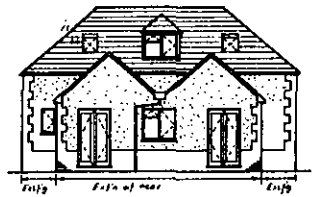
Scale: 1 : 1250



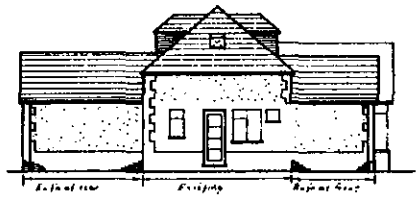
South Elevation



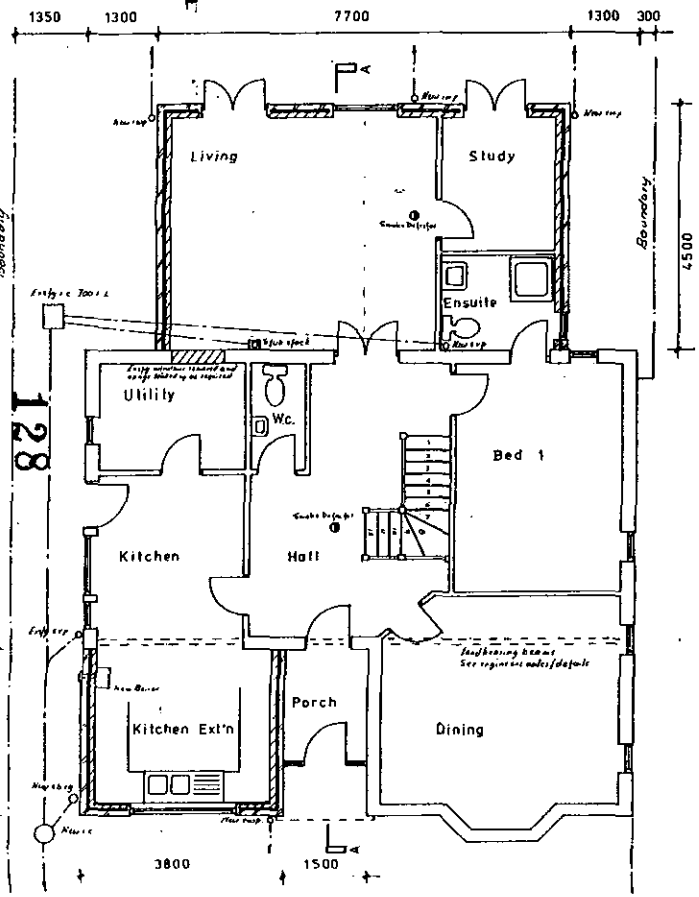
East Elevation



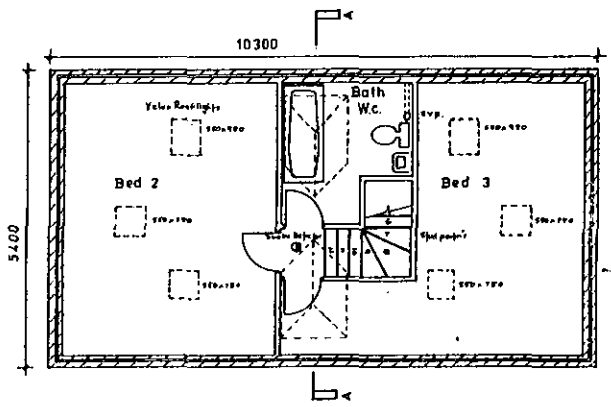
North Elevation



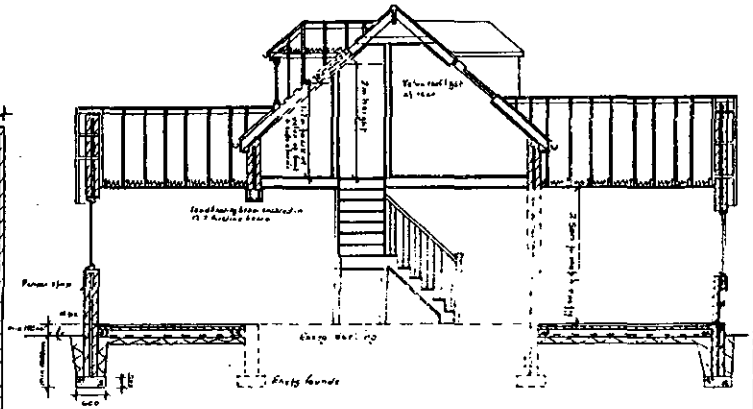
West Elevation



Ground Floor Plan



First Floor Plan



Section A – A

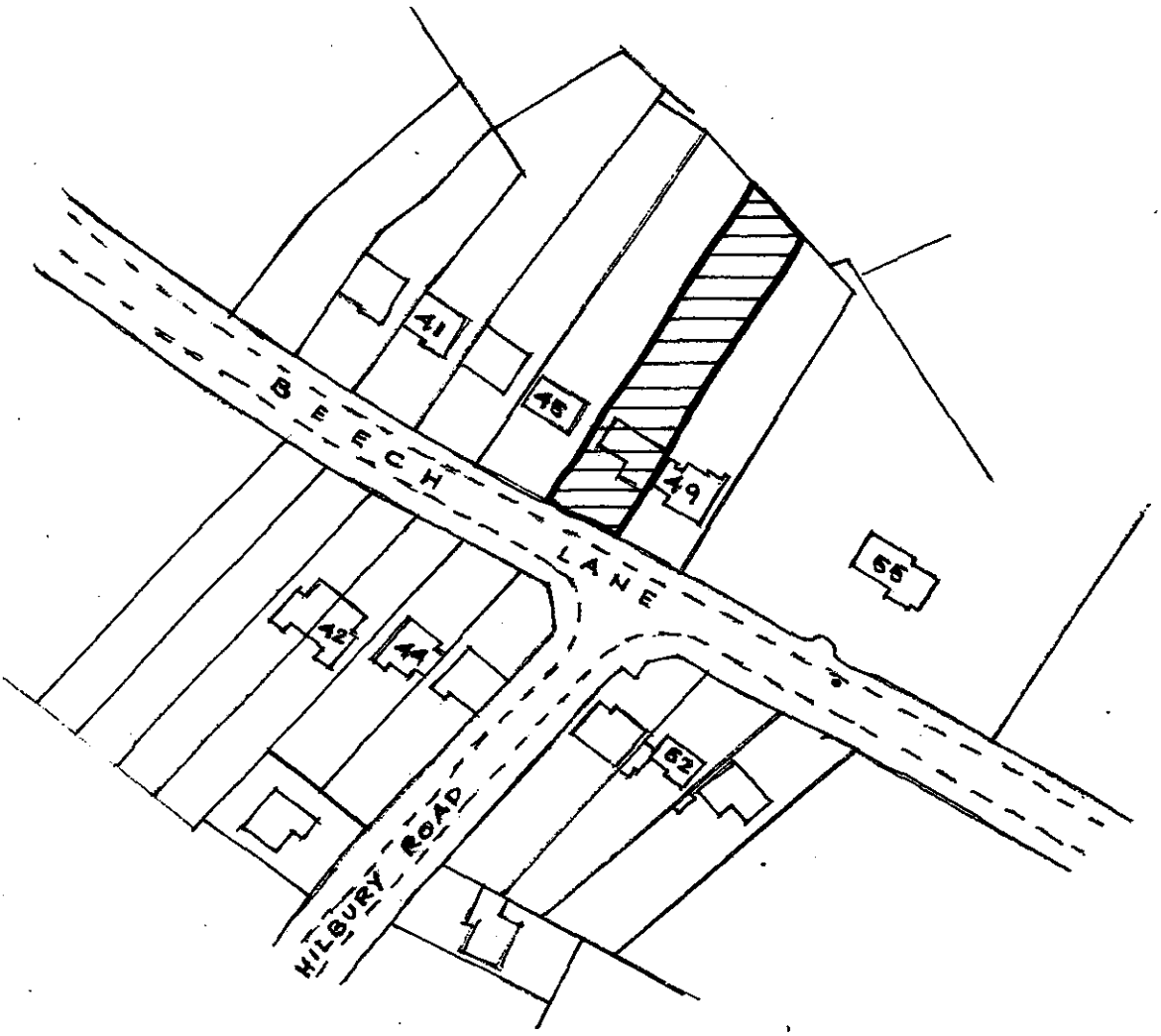
Notes:

For Location & Block plans & Specification see Dwg No P/606/2

Rev'A: Scheme amended to conform to planning restrictions.

PROPOSED CONVERSION OF EXISTING BUNGALOW WITH FRONT & REAR EXTENSIONS AND ROOMS IN ROOF AT 47, BEECH LANE, EARLEY, READING FOR MS. S. PERCIVAL.	
ELEVATIONS, PLANS & SECTION.	
DRAWING No.	P/606/1A
SCALE	1 : 100 & 1 : 50
DRAWN	R. F. H.
DATE	MARCH '2000

128



Location Plan 1 : 1250

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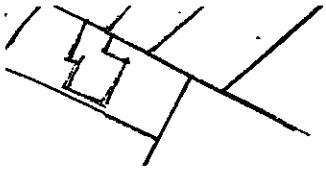
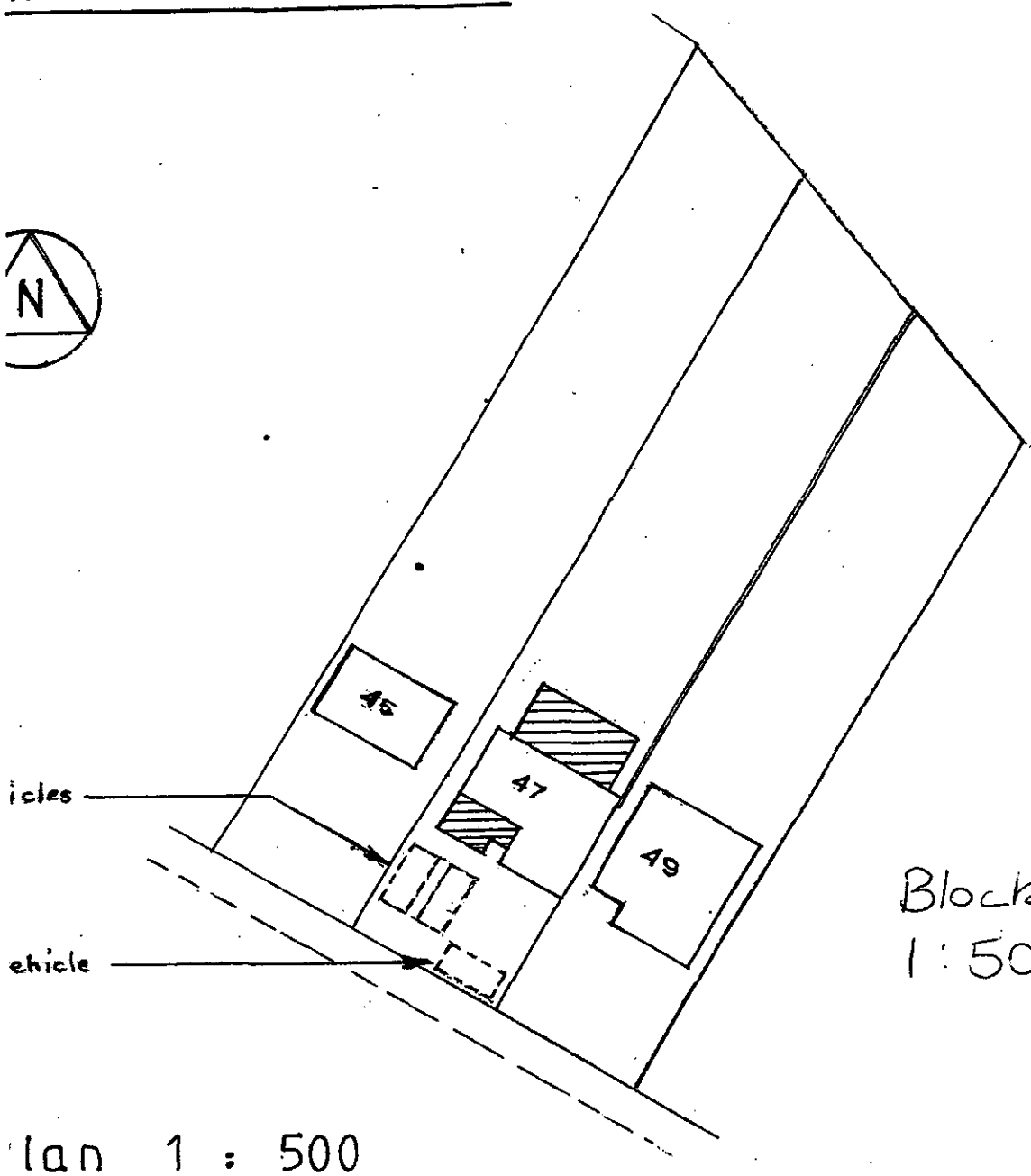


n Plan 1 : 1250



Block Plan
1:500

lan 1 : 500

or elevations, plans & section see Dwg No P/606/1A

Applicationo	Name & Address
F/2000/0966	R J Cane 45 Beech Lane Earley RG6 5PT

APP approved : letter sent 23/6/00

Application No.	Received	Earley	Listed By:
F/2000/0966	16.03.00		Cllr Rolls

Applicant : **Ms S Percival**
Location : **47 Beech Lane, Earley**
Proposal : **Proposed front and rear extensions to dwelling plus loft conversion**

1. **Planning History** – The site is located Beech Lane in Earley, which is in the identified settlement. The dwelling is an old property and is situated in a road with mixed detached and semi-detached houses and bungalows on both sides. The previous planning application for a two storey rear extension, single storey front extension and front dormer was refused on 01.09.99 and subsequently dismissed at appeal on 31.01.00.

   Councillor Rolls has listed this application due to concern over the possibility of loss of light to the bedroom of No.45 and concerns regarding the vicinity of the flue to No.45.

2. **Proposal** – is for the erection of a single storey front and rear extension, loft conversion to include two additional bedrooms and a bathroom, and front dormer window. The loft conversion includes raising the eaves line by one metre.

3. **Consultations**
   - ***Neighbour:*** objection due to loss of daylight and loss of privacy.
   - ***Highways:*** conditions.
   - ***Town Council:*** request refusal (see attached).

4. **Appraisal** – The main issues are:

   A. Impact upon the street scene: LALP Policy LBE2 and WDLP Policy WBE1
   B. Impact upon the neighbouring properties: LALP Policy LBE2 and WDLP Policy WBE1
   C Concerns of the Town Council and objector

   A. Impact upon the street scene
   There are a mixture of semi-detached houses and bungalows on both sides of the road. Therefore, the raising of the entire roof by 1 metre is not considered to have sufficient detrimental impact on the street scene to warrant a refusal. The single storey rear extension would be largely obscured by the main footprint of the bungalow, thus minimising any impact on the street scene.

   The front extension to the dwelling would have a pitched roof with an eaves height of 2.5 metres and a ridge height of 3.9 metres, and would project

forward of the main front footprint of the property by 3.1 metres with a width of 3.8 metres. However, the dining area of the property projects forward of the main building line by the same distance and also has a pitched roof. Therefore the design and scale of the proposal is in keeping with the original property and any effect on the street scene will be minimised.

The front dormer of the extension is also of a similar design and scale and it is considered would have little adverse effect on the street scene.

B. Impact on the neighbouring properties.
The proposed front extension would be situated approximately 4.5 metres from the main footprint of the neighbouring property at No 45. It would extend forward 3.1 metres and the ridge line, which would be 3.9 metres high, and hipped away from the property. It would be situated to the south-east of No. 45, and is considered to be a sufficient distance away for any impact to be minimised. This proposal would be largely obscured from the neighbours at No. 49, and will be a sufficient distance from all other neighbours to reduce any potential impact.

The proposed front dormer extension and two velux windows are also considered to be a sufficient distance from all neighbours to reduce any potential impact.

The house at No. 49 has a single storey side extension with no side windows, and a 1.8 metre fence. It is situated to the south-east of the development and, although the dwelling is a distance of 1 metre from the proposed development, the proposed roof level and single storey rear extension are not considered to have sufficient detrimental impact to warrant a refusal.

The house at No. 45 has two bedroom windows on the side elevation, and a 2 metre wall to the side boundary with a carport to the side boundary. It also has a single storey rear extension with a side window set approximately 4 metres from the side footprint of the dwelling. Although the proposed roof would be raised by 1 metre, it would be hipped away from No. 45 and would be approximately 4.5 metres from the side of the neighbouring property. The proposal is sited to the south-east of the applicant. There is a velux window proposed on the side elevation which may result in the loss of privacy to the neighbour, but a condition can be imposed to obscure glaze it and fix it shut, as there are windows in other roof slopes serving this room. The rear single storey extension would have a depth of 4.5 metres, an eaves height of 2.5 metres and a ridge height of 4.3 metres. Its pitched roof would be hipped away from No. 45, and situated approximately 6 metres from it. The previous application which was dismissed at appeal on 31.01.00 had a side dormer window and a substantially larger rear extension which, the Inspector agreed, had a detrimental impact on No. 45. It is considered that this application has been reduced significantly, such that any impact on the neighbours is not sufficient to warrant a refusal.

Other neighbours in the vicinity are a sufficient distance away for any impact to be minimised.

PLEASE FILE WHEN FINISHED. THANKS

Therefore, it is considered that the proposal is of a satisfactory size, scale and design, and is in accordance with LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

C. *Concerns of the Town Council and objector*
The concerns of the Town Council and objector are noted. Most of the concerns are addressed above. The question of the positioning of the applicant's flue is not normally a planning issue.

5. **Conclusion** – The proposed development will not have sufficient detrimental impact on the neighbours or the street scene sufficient to warrant a refusal.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external works shall be carried out in materials which resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. The bedroom window in the north-west facing roof slope shall not at any time be glazed other than with obscure glass, and fixed shut.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the roof of the building following the implementation of this permission.

6 SC17 – hours of construction

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
4. & 5. In the interests of the amenities of the occupants of this property and other properties nearby.

6 SR08.

Joss Miller

Inf The applicant is advised to discuss the location of the gas flue with the building control section prior to the commencement of development. Building Control Section [redacted] can be contacted on [redacted]

FROM: Joss Miller

DATE: 28 March 2000

DELEGATED

PLANNING SERVICES
POL
DC
APP
CS
25 APR 2000
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0966

Proposal: Proposed front and rear extensions to dwelling plus loft conversion.

Site Address: 47, Beech Lane, Earley, Reading.

Applicant: Ms S Percival C/O R F Hood.

Your observations are required in respect of this application **by 21/04/2000** .

Whilst Councillors acknowledged that this latest application was an improvement on the previous proposals for this site, they still considered that they were intrusive, and unneighbourly, particularly to No. 45, and would create an unacceptable reduction to the daylight to and visual amenity from the bedroom windows of the neighbouring property. Concern was also expressed at the intrusive nature of the velux windows in the roof elevation facing No. 45, and also at the fact that the flue from the boiler is again immediately located below the window of the main bedroom of the neighbouring property. For these reasons, therefore, it is requested that this application is refused.

If the Planning Officer is mindful to approve these latest proposals, it is requested that the velux windows in the east and west elevations should be obscure glazed and non-opening. Furthermore, it is requested that a condition be imposed, such that the property can not be used for business purposes.

SIGNED: _____ DATE: 28 APR 2000

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0966

Applicant : Ms S Percival C/O R F Hood.

Location : 47, Beech Lane, Earley, Reading.
Proposal : Proposed front and rear extensions to dwelling plus loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0966

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0966
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 47 Beech Lane Earley Reading.

APPLICATION NUMBER: F/2000/0966

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate post

2. DESCRIPTION OF SURROUNDINGS
Mixed detached & semi-d housing & bungalows

3. DESCRIPTION OF SITE/BUILDING
Detached bungalow of brick and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
45.2m built to side boundary with carport over.
s/s rear extn with side window set over by approx 4m from side of house
49.1.8m fence.
Single storey side extn no side windows.
(Velux window will look upwards into bed wins of 45.)

house → 47 is bungalow

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 3 cars.

LEVELS

BOUNDARY TREATMENT 1.8m fence.

OTHERS

Recd 3.30pm 17.5.00.

Richard Knight Associates

Telephone & Fax
0118 9691131
Mobile
0378 987970

TOWN PLANNING AND DEVELOPMENT CONSULTANT

81, Reading Road
Woodley, Reading,
Berks.RG5 3AE

Attention: Miss J Miller

16 May 2000

The Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM Berks.
RG40 1WR

PLANNING SERVICES | DPT 29529
RK/MEK/1700
DC | DF
APP
CS
18 MAY 2000
COPIES TO: | FCR:
FILE:

Dear Miss Miller,

Town and Country Planning Act 1990
Application No. F/2000/0966
Proposed Extensions at 47 Beech Lane, Earley

With reference to the above mentioned proposal I have been instructed by the applicant to investigate and respond to objections made by the Parish Council and the occupier of No. 45 Beech Lane.

I have visited the site and considerd the relevant documents including the related appeal decision. From this it is clear the relevant issues are the degree of sunlight/daylight, siting, form and massing.

The refused proposal incorporated a full two storey rear extension taken above the existing bungalow, with full height dormers. The rear portion extended 6 metres beyond the existing.

The current proposal has reduced this to 4.5 metres in length and the height from 6.8 metres to 4.2 metres, which represents a significant reduction in massing.

The large dormers have been removed and replaced with two smaller ones set into the roof on the front and rear elevations. High level roof lights are provided on the east and west elevations.

Objections received to these proposals relate to

1) Loss of privacy to rear because of cill height of 1.3 metres.

2) Increase in eaves and roof height of approximately one metre.

3) A balanced flue which could be a health problem.

4) Severe restriction of light.

5) Loss of privacy to existing bedroom.

6) Increase in floorspace resulting in overdevelopment.

It has been suggested that any extension should be limited to $50m^2$ and the rooflight on the east and west elevations be obscure glazed and fixed.

With regard to the objections I will deal with them in the same order.

1) The question of privacy to the rear was considered by the Planning Inspector who concluded any increase in overlooking would be minimal because of existing vegetation, fences and the garage. The cill height is 1.45 metres and the dormer window will be obscure glazed because it serves a bathroom. It is clear, therefore, that the objectors are prepared to accept and quote the appeal decision only in relation to those aspects which suit their arguments.

2) The increase in eaves and roof height have been minimised. The new proposal has reduced the roof by 2.6 metres at its highest point, where the apex is formed. The two small dormers are further away from No. 45 and set 0.3 of a metre below the ridge line.

In addition the steep angles of the roof result in the height dropping significantly over a short distance.

3) The balanced flue was proposed in the earlier application and was not considered to be a material issue either by your Authority or the Planning Inspectorate. In any event this is a matter which is controllable under environmental health legislation.

4) With regard to light the two properties in question are set approx. 4.5 metres apart. The single storey rear extension is a further 1.3 metres away from the boundary. The only effect on light would stem from the first floor addition. Given that the sun rises in the east, the distance factor and the small apex, any loss of light to first floor windows will be minimal. In particular the rate of ascent of the sun during summer months will ensure any loss will be unnoticeable. A site visit at the appropriate time of day will confirm this.

5) There will be no loss of privacy to the bedrooms at No. 45 by the rooflights because these will be above eye level at 1.7 metres to the cill. This is another aspect which was not challenged at the appeal.

6) Increase in floorspace. This was not contested per se at the previous appeal for a larger increase, and the figures quoted are clearly incorrect. The space in the bungalow roof already exists and requires only a small increase in roof height to be used.

   In addition the assessment made by the objectors' architect ignores the fact that it cannot all be used because of the slope of the roof. Whilst it is not indicated on the first floor plan or section it can be seen from the location of the roof lights and relative height that a good deal of the floorspace will be lost in the eaves.

   In any event it cannot be claimed to result in overdevelopment because the increase in footprint could not be described as excessive.

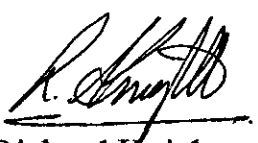
The suggestion of obscure rooflights in the west and east elevations could be covered by a condition, if required, but the suggestion of a replacement dwelling is not viable. An extension of $50m^2$ would cover the front and rear extensions and since there is no other increase in footprint the suggestion made is met by the proposal.

Finally, I would request that you take into account that the application dwelling is single storey which appears out of character between the two storey properties either side. The current proposal and design will bring it more into keeping and provide a more balanced frontage.

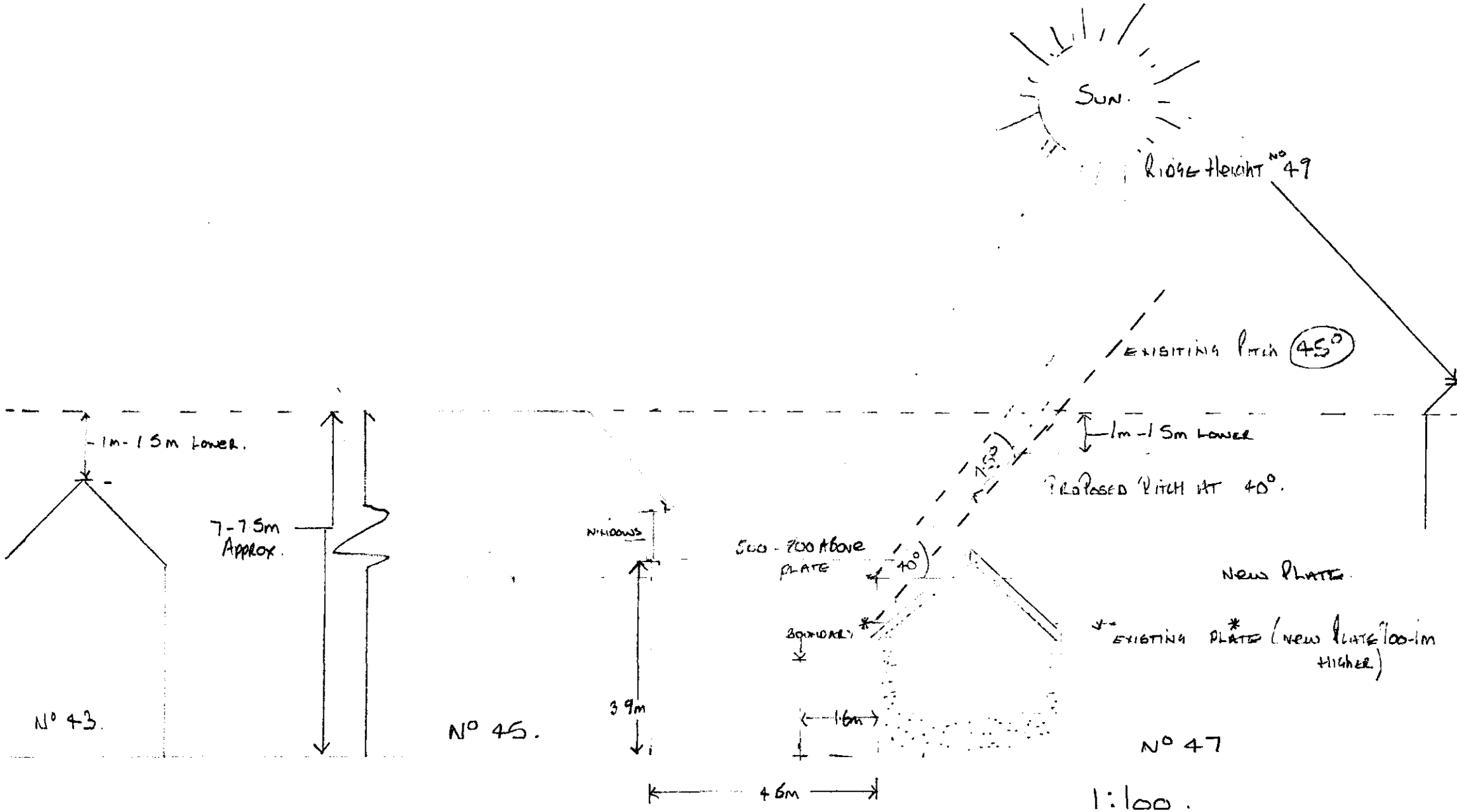
Given the appeal decision and the advice of your Department, the applicant believes she has taken due cognisance of both and produced a scheme which meets the previous objections, and is now in concert with the relevant policies.

Should you wish to discuss any aspect of the proposal or the contents of this letter, please do not hesitate to contact me. In the interim I would ask that the points made be put to your Committee and thank you for your assistance.

Yours sincerely,



Richard Knight


SUN.
RIDGE HEIGHT Nº 49
EXISTING PITCH (45°)
1m-1.5m LOWER
PROPOSED PITCH AT 40°.
1m-1.5m LOWER.
7-7.5m APPROX.
NEW PLATE.
EXISTING PLATE* (NEW PLATE 100-1m HIGHER)
Nº 43.
Nº 45.
Nº 47
3.9m
1.6m
4.6m
1:100.

Copy Recd 3.30pm Copy for all cllrs

Richard Knight Associates

Telephone & Fax
0118 9691131
Mobile
0378 987970

TOWN PLANNING AND DEVELOPMENT CONSULTANT

81, Reading Road
Woodley, Reading,
Berks.RG5 3AE

Attention: Miss J Miller

16 May 2000

RK/MEK/1700

The Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM Berks.
RG40 1WR

Dear Miss Miller,

Town and Country Planning Act 1990
Application No. F/2000/0966
Proposed Extensions at 47 Beech Lane, Earley

With reference to the above mentioned proposal I have been instructed by the applicant to investigate and respond to objections made by the Parish Council and the occupier of No. 45 Beech Lane.

I have visited the site and considerd the relevant documents including the related appeal decision. From this it is clear the relevant issues are the degree of sunlight/daylight, siting, form and massing.

The refused proposal incorporated a full two storey rear extension taken above the existing bungalow, with full height dormers. The rear portion extended 6 metres beyond the existing.

The current proposal has reduced this to 4.5 metres in length and the height from 6.8 metres to 4.2 metres, which represents a significant reduction in massing.

The large dormers have been removed and replaced with two smaller ones set into the roof on the front and rear elevations. High level roof lights are provided on the east and west elevations.

Objections received to these proposals relate to

1) Loss of privacy to rear because of cill height of 1.3 metres.

2) Increase in eaves and roof height of approximately one metre.

3) A balanced flue which could be a health problem.

4) Severe restriction of light.

5) Loss of privacy to existing bedroom.

6) Increase in floorspace resulting in overdevelopment.

It has been suggested that any extension should be limited to $50m^2$ and the rooflight on the east and west elevations be obscure glazed and fixed.

With regard to the objections I will deal with them in the same order.

1) The question of privacy to the rear was considered by the Planning Inspector who concluded any increase in overlooking would be minimal because of existing vegetation, fences and the garage. The cill height is 1.45 metres and the dormer window will be obscure glazed because it serves a bathroom. It is clear, therefore, that the objectors are prepared to accept and quote the appeal decision only in relation to those aspects which suit their arguments.

2) The increase in eaves and roof height have been minimised. The new proposal has reduced the roof by 2.6 metres at its highest point, where the apex is formed. The two small dormers are further away from No. 45 and set 0.3 of a metre below the ridge line.

In addition the steep angles of the roof result in the height dropping significantly over a short distance.

3) The balanced flue was proposed in the earlier application and was not considered to be a material issue either by your Authority or the Planning Inspectorate. In any event this is a matter which is controllable under environmental health legislation.

4) With regard to light the two properties in question are set approx. 4.5 metres apart. The single storey rear extension is a further 1.3 metres away from the boundary. The only effect on light would stem from the first floor addition. Given that the sun rises in the east, the distance factor and the small apex, any loss of light to first floor windows will be minimal. In particular the rate of ascent of the sun during summer months will ensure any loss will be unnoticeable. A site visit at the appropriate time of day will confirm this.

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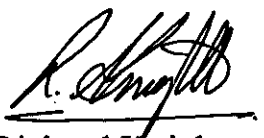
Given the appeal decision and the advice of your Department, the applicant believes she has taken due cognisance of both and produced a scheme which meets the previous objections, and is now in concert with the relevant policies.

Should you wish to discuss any aspect of the proposal or the contents of this letter, please do not hesitate to contact me. In the interim I would ask that the points made be put to your Committee and thank you for your assistance.

Yours sincerely,



Richard Knight

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0966**

47, Beech Lane, Earley, Reading.

Proposed front and rear extensions to dwelling plus loft conversion.

I wish this application to be listed should the officers recommendation be for approval and my reason(s) are Loss of light to the bedroom of no 45 and the concerns over the flue outlet being too near no 45

Signed: J. Rolls Date: 25/9/00

Councillor Rolls

HIGHWAYS CONSULTATION SHEET

From: Joss Millier

Date: 28 March 2000

Application Number: F/2000/0966

Proposal: Proposed front and rear extensions to dwelling plus loft conversion.

Site Address:
47, Beech Lane, Earley, Reading.

Applicant:
Ms S Percival C/O R F Hood.

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).

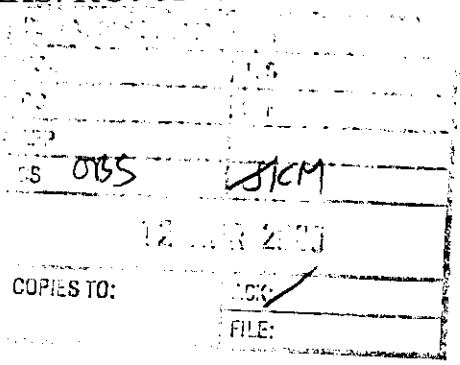
SC23- Parking (SR 26)

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

7-4-00

R. J. CANE F.Inst. L.Ex.

45 BEECH LANE, EARLEY, READING, BERKS. RG6 5PT.
O118 975 7507



The Planning Officer
Wokingham District Council
PO Box 157, Shute End
Wokingham RG40 1WR

11th April 2000

Dear Mr Miller

Your Reference Joss Miller / F/2000/0966
re Planning Application Number F/2000/0966 47 Beech Lane Ms Percival
Proposed Front and Rear Extensions to dwelling plus Loft Conversion.

My wife and I have examined the new planning application made by our neighbour and although it differs from the original planning application reference 99/70113/F which was refused by you and by the Planning Inspectorate on appeal, it would seem that there is absolutely no difference in the height of the new proposed dwelling.

Moreover it has been noted by our architect Mr D G Higgs, a copy of his report is attached hereto, that the highest point of the proposed building is right opposite our bedroom windows, the only windows that allow light into our bedroom, and which will have the effect of reducing the available light considerably. It has also been brought to our notice that a velux roof light looks directly into our bedroom, and even if opaque glass were inserted there is nothing to stop the window being opened and therefore intruding upon our privacy. The rear facing windows have a sill height of 1.3 metres over floor level and this will also cause loss of privacy to our garden area.

We understand that the increase to the eaves height has been increased by approximately a metre which will also have a detrimental effect to our property.

One of our concerns is that the balanced flue from the boiler would appear to be adjacent to our front bedroom window which we feel could be a health hazard.

My wife and I therefore object to the plans submitted on the grounds that our light will be severely restricted, with the forenoon sun being completely obliterated from our property, and that if a window were inserted in the proposed loft extension we would lose our privacy in our bedroom.

We understand that the application is for a private dwelling and to this end we are very concerned as are our neighbours at 49 and 46 Beech Lane, in as much that not only does the partner of Ms Percival have a transit van for his builders business but recently a tipper lorry has appeared on the scene, being parked in the front of the bungalow, adjacent to a bus stop. In the event that the forward extension is permitted then we feel that it could become a hazard if it were parked on the roadway. We feel we should object most strongly to this type of business being permitted from a private dwelling.

In conclusion we feel that the application as deposited does NOT satisfy the criteria which was laid down by the Inspector in refusing the previous application and we quote "The application would seriously affect the living conditions of the residents of number 45 and would have an unacceptable visual impact and would harm the amenities of nearby residents, and would be contrary to Local Plan Policy LBE2 and to Deposit Draft Local Plan Policy WBE1.

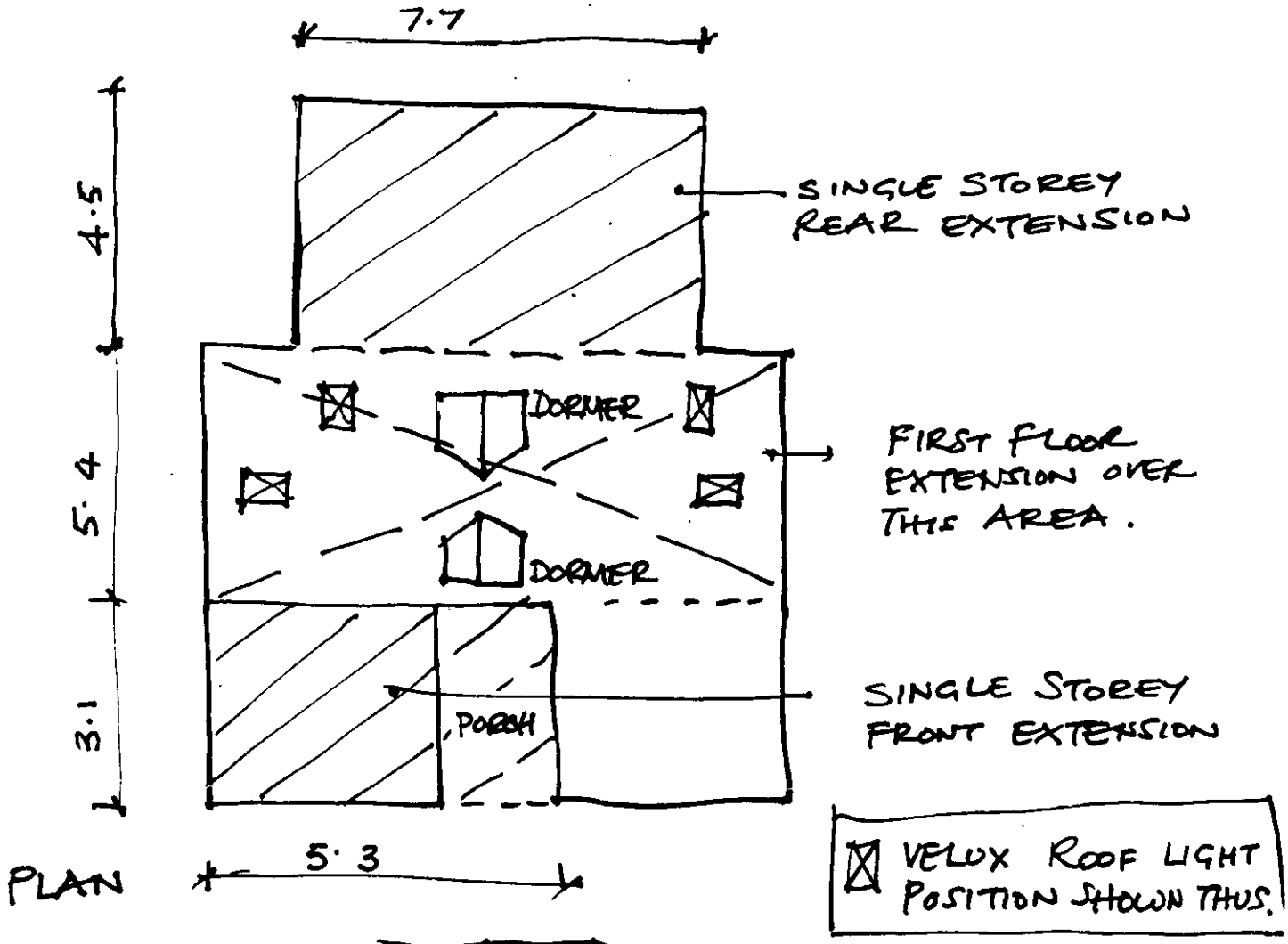
We have forwarded a copy of this letter and Mr D G Higgs report to Mr R Raymond at Earley Town Council.

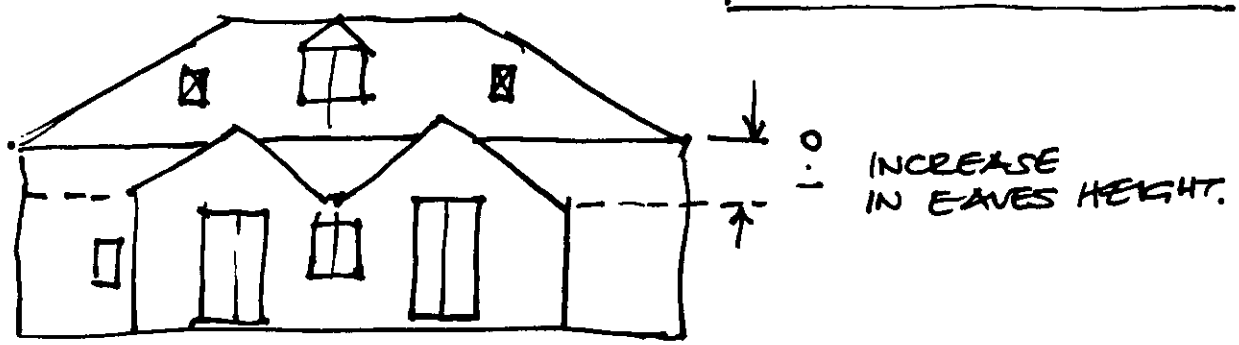
Yours truly

PROPOSED EXTENSION 47 BEECH LANE EARLEY.

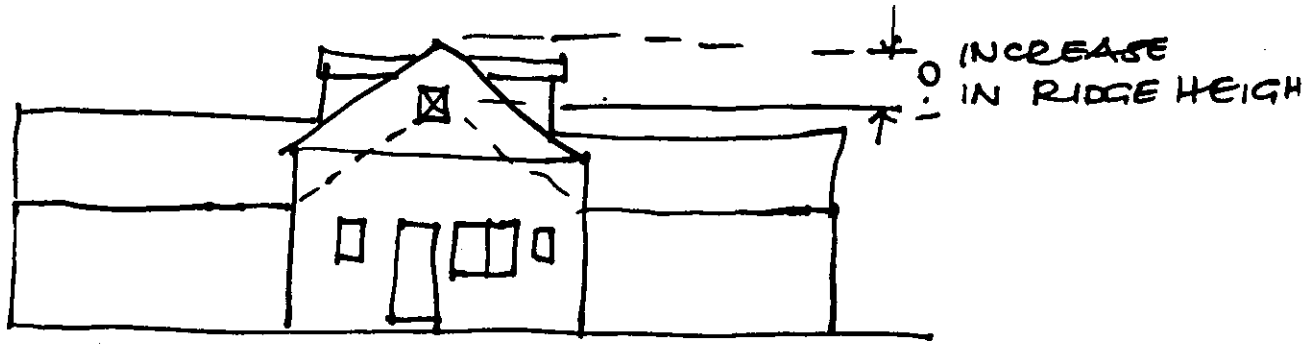
NOT TO SCALE

EXISTING FLOOR AREA 55 m^2
ADDITIONAL FLOOR AREA 106 m^2

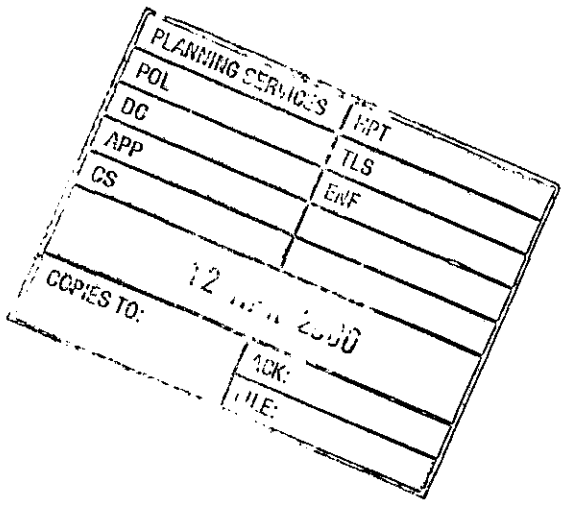




REAR ELEVATION



SIDE ELEVATION TOWARDS Nº45


PLANNING SERVICES
POL
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ENF
COPIES TO:
ACK:
FILE:

DANIEL G. HIGGS Dipl. Arch. Oxford

ARCHITECT

11 Holmes Crescent
Wokingham
Berkshire
RG41 2SE
Tel: Wokingham 771074

R.Cane Esq.,
45, Beech Lane,
Earley,
Reading.

6th. March 2000

Dear Mr. Cane,

Re: Aplication to extend 47 Beech Lane, Earley.

I have examined the current deposited application at Wokingham District Council's offices on your behalf and would comment on it later. Before doing so,it is relevant to restate the principle conclusions of the decision of the Planning Inspector in refusing the appeal on 31.1.00 on the earlier application.

'The principle issue is the effect on the proposal on the living conditions of adjoining occupiers with particular reference to privacy, visual impact, sunlight and daylight.'

I attach a sk etch of the proposal as deposited which indicates the various additions but is not to scale.

1. My first observation is that the applicant still seeks to almost treble the floor area of the existing bungalow to a total of 161m^2. This is achieved by piecemeal front and rear extensions and the introduction of a first floor by raising the roof over the existing main area of the bungalow.In my view, this is still a serious over-development.

2. The raising of what will be the central section to achieve a first floor is not as obtrusive as the previous application but the windows within it - those facing rearward have a sill height of 1.3m abovefloor level - will still overlook and cause loss of privacy to the gardens of Nos. 45 & 49.

3. The increased ridge height of 1m. - despite the fact that the roof is hipped back each side - will still have a detrimental effect on the overshadowing of the adjacent gardens.

4. Although economics is not a planning consideration, it would appear to me that the wholesale re-construction of the property achieves a poorly designed end result atgreat expense. It may be preferable to consider demolition and replacement with a suitably designed semi-bungalow of about 100m^2 or alternatively limit the extensions to the present property to approximately 50m^2 and all single storey.

I therefore conclude that the application as deposited does NOT satisfy the criteria laid down by the Inspector in refusing the previous application and that you would be entitled to object.

Yours sincerely,

Daniel G. Higgs

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

Tel: (0118) 974 6463

Date: **28 March 2000**

My ref: F/2000/0966

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0966
47, Beech Lane, Earley, Reading.
Proposed front and rear extensions to dwelling plus loft conversion.

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0966**
47, Beech Lane, Earley, Reading.
Proposed front and rear extensions to dwelling plus loft conversion.
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: **28 March 2000**

My ref: F/2000/0966

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0966**
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Proposed front and rear extensions to dwelling plus loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6463

Date: **28 March 2000**

My ref: F/2000/0966

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0966**
47, Beech Lane, Earley, Reading.
Proposed front and rear extensions to dwelling plus loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2000/0966

PROPOSAL:
Proposed front and rear extensions to dwelling plus loft conversion.

LOCATION:
47, Beech Lane, 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 (see details above) please allow 4 days from the date of this letter 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 21/04/2000. 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 of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAR 2000	
Officer: JM	Application No. F/2000/0966

Map No. 52 Site 0.00
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FRONT & REAR EXTENSIONS TO DWELLINGS PLUS LOFT CONVERSION

Location: 47 BEECH LANE

Parish: EARLEY Ward: Redhatch
28.3.2000

Applicant: MS PERCIVAL

re-submission 99/70113

Fee Received 00-00 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	[redacted]		
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 : 28.3.2000 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:

NO PRE-APPS

.....

.....

NEIGHBOURS:

S/N + 45, 46, 48 & 49 + 50 BEECH LANE

34 + 32 LUCKMORE DRIVE ✓

Pc 03 090 047

ADDRESS 47 BEECH LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/525/67	Mr. E.C. Cawdrey	Extn. (Summer House)	28.9.67	Opp. NIA.
99/70113/F	Ms. S. Percival	2SH/R & S/St-F + Dorm	1.9.99	REF
FP99/8991	Ms. S. Percival	S/St/F/R + loft conv.	27.7.99	APP

DATE OF COMPLETION

MINISTRY DECISION 70113 - APPEAL DISMISSED - 31/1/00

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

16.MAR2000* 0966

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	MS. S. PERCIVAL
	Address and postcode	47, BEECH LANE, EARLEY, READING RG6 5PT
	Phone number	9548438
2	Agent's Name	R. F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL
	Phone number	9425277
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.	47, BEECH LANE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONVERSION OF EXSTG BUNGALOW WITH REAR EXT'N & ROOMS IN ROOF
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 / GREY RENDER TO MATCH EXSTG BROWN TILES " " "
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: 2	Proposed: 3
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.		
	THIS IS RESUBMISSION OF APPLICATION NO. 99/70113/F		
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: D Hood

on behalf of Ms. S. PERCIVAL

Date 15/3/2000

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