APPLICATION NO:

F/2002/7611

LOCATION:
15 Westbury Close, Crowthorne.

APPLICANT:
Mr D Iles

17/10

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.

EARLIEST DATE FOR DECISION: **13/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/11/2002

CASE OFFICER: **Phillip Taylor**

USED

Oas 12/11/02 SV

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Iles
15 Westbury Close
Crowthorne
Berks
RG45 6NL

Application Number: F/2002/7611

Parish: **WOKINGHAM WITHOUT**

Location: **15, Westbury Close, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.**

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 two storey side extension by virtue of its bulk, scale and massing would form an obtrusive feature detrimental to the character of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 SBE1, SBE2, ST5 and ST6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/11/2002

Notice checked by: _____

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

REFUSED. finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7611	PT
BUILDING CONTROL NUMBER.	RP 2002/3596 South	
APPLICANT/~~AGENT~~	Mr D. Iles.	
ADDRESS OF SITE	15 Westbury Close Copthorne WDK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s front ext + demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	8/11/02.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	13/11/02.	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7611

Applicant : Mr D Iles .

Location : 15, Westbury Close, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/10/02

Date of Neighbour Notifications : .....

Date of Site Visit : 8/10/02

Date Registered : 17/09/2002

Earliest Date for Decision : 13/10/2002

Latest Consultation Date/Site Notice Expiry Date : 13/10/2002

This application will have expired on: 12/11/2002. 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 :

Wokingham W.Mout Town Council - No objection

No comment received from neighbours.

Planning Issues :

Impact on Character of the Area

Impact on Neighbouring Properties

Highways

Policy SBE1, SBE2
WOS3, WHG1
ENV1

Application Number: F/2002/7611 – 11 Westbury Close, Crowthorne

Appraisal

This application proposes a two-storey side extension to this semi-detached property set within the settlement boundary. The site has a large rear garden with an open area to the side between the detached garage and the dwelling house. The extension would project 5.5m from the side wall of the house and be the full depth of the dwelling. The roof is pitched with eaves 2.6m high and a ridge 5.5m high. A study would be accommodated on the first floor, which would have a small side facing window. Also part of the application is a 1.25m extension to the front porch.

Impact on Neighbouring Properties

The unattached neighbour is No.13, which has a two storey rear extension but has no side facing windows on either level. The proposed study window on No11 would face a blank wall. Because the properties are built in-line there is no overbearing impact.

Impact on the character of the Area

The design incorporates a very high roof to allow the study accommodation on the first floor. This creates a very large roof slope area which make the garage look out of proportion with the dwelling house. It produces an obtrusive feature in the streetscene out of character with the area, warranting refusal of the application.

√ Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 15 Westbury Close Crowthorne. APPLICATION NUMBER: F/2002/7611	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS residential estate mixed styles - terrace link attached semis.

3. DESCRIPTION OF SITE/BUILDING end of terrace semi detached single gage - 13

4. RELATIONSHIP TO ADJOINING PROPERTIES 13 - ent fnl + rear 3/s

17 -

5. SITE CONSTRAINTS none.

TREES

ACCESS/PARKING

LEVELS rise to 13 by 0.6m

BOUNDARY TREATMENT

OTHERS

Application Number F/2002/7611
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed two storey side extension by virtue of its bulk, scale and massing would form an obtrusive feature detrimental to the ~~the~~ character of the streetscene. As such it is contrary to policy ENV of the ASP, SBE2 and SBE7 of the SEALP and policy WOS3 and WBE1 of the WDLP.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBG1, SBG2, ST5, 6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6, 7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrews
(Development Control Manager)

Date: 8/11/02

Application Number : F/2002/7611	Map No : 108
Case Officer : PT	Site Area : 0·03
Valid Date : 17·9·02	Received Date: 17/09/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey front extension. + Demolish garage.

Location : 15, Westbury Close, , Crowthorne.

Parish : WT **Ward : WOK** 19.9.02 B.

Applicant : Mr D Iles .

Fee Required: £110 **Fee Received: £110** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 9.9.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures - Bats.

NEIGHBOURS

15/N + See map.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No: pre-apps

Organisation_Name	Building_Name	address1	Postcode
		10WESTBURY CLOSECROWTHORNE	RG456NL
		13WESTBURY CLOSECROWTHORNE	RG456NL
		15WESTBURY CLOSECROWTHORNE	RG456NL
		17WESTBURY CLOSECROWTHORNE	RG456NL
		21WESTBURY CLOSECROWTHORNE	RG456NL
		6WESTBURY CLOSECROWTHORNE	RG456NL
		8WESTBURY CLOSECROWTHORNE	RG456NL
		22CORSHAM WAYCROWTHORNE	RG456NN
		24CORSHAM WAYCROWTHORNE	RG456NN
		26CORSHAM WAYCROWTHORNE	RG456NN

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

Tel: (0118) 974 6442

Date: 19 September 2002

My ref: F/2002/7611

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2002/7611
15, Westbury Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7611**
15, Westbury Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

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

Tel: (0118) 974 6442

Date: 19 September 2002

My ref: F/2002/7611

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

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Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6442

Date: 19 September 2002

My ref: F/2002/7611

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2002/7611
15, Westbury Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7611**
15, Westbury Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2002/7611

Proposal:
Proposed two storey side extension to dwelling and single storey front extension plus demolition of existing garage.

Location:
15, Westbury Close, , Crowthorne.

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/2002/7611 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/10/2002. 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.

Trevor Watson
Development Control Manager

19 September 2002

17. SEP. 2002 7611

15 Westbury Close
Crowthorne
RG45 6NL

17 SEP 2002

16 Sept '02

Dear Sir / Madam,

Please find enclosed a cheque for planning application, planning forms and drawings.

Yours sincerely

MR + MRS DANIEL ILES

Environmental Services

For office use only.
Application number:
17.SEP.2002 7611

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.

WOKINGHAM UNITARY
Aiming for Excellence
17 SEP 2002

1	Your name Address and postcode Phone number	MR. D. ILES 15 WESTBURY CLOSE CROWTHORNE RG45 6NL
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	15 WESTBURY CLOSE CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension: About the application	TWO STOREY SIDE EXTENSION & CLOAKS EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACE BRICK & ROOF TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 16-9-02

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

ADDRESS 15 Westbury Close

PARISH Wok/Without

PLOT No. 9

ORD. SHEET No. SU.8364(108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/310/60	J Sutcliff + A Camidge	Res Dev	5·1·61	N/A Ref
0/150/62	Mr C A Beckley etc	"	18·6·62	N/A c/A
0/310/63	Demar Developments	"	11·12·63	N/A Ref
109/64	R J Burns + Company	Semi-detached + garage	6·8·64	APP APP
BR 173·50	Mr A P Skatteri	Porch.	28·7·81	app Mk

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Iles - Porch - (Y) - 4/7/02

DRAINAGE

091074