2/2/03

APPLICATION NO:
F/2002/8221

LOCATION:
77 Evendons Lane, Wokingham .

APPLICANT:
Mr/Mrs P Reynolds C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

EARLIEST DATE FOR DECISION: **30/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2003

CASE OFFICER: **Daniel Gigg**

REFUSED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs P Reynolds
C/O Roger Pring & Sons
26 Easby Way
Earley
Reading
Berks RG6 3XA

Application Number: F/2002/8221

Parish: **WOKINGHAM**

Location: **77, Evendons Lane, Wokingham.**

Proposal: **Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.**

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 reasons for which are specified hereunder.

Reason
1. The proposed extension by virtue of its size, height, form and positioning would be overbearing to the adjoining property to the detriment of the amenities of the occupiers of 79 Evendons Lane. The proposal therefore conflicts with policy SBE2 of the South East Area Local Plan (adopted), policy EN1 of the Berkshire Structure Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified) and with the Council's Planning Guideline B2.

Reason
2. Due to its size, bulk and massing the proposed extension is considered to represent a disproportionate addition to the host building which will detract from the visual amenities and character of both the existing building and the surrounding area. The proposal therefore conflicts with policies SBE1 and SBE2 of the South East Area Local Plan (adopted), and policy EN1 of the Berkshire Structure Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified) and the Council's Planning Guideline B2.

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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/02/2003

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.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8221

Applicant : Mr/Mrs P Reynolds C/O Roger Pring & Sons.

Location : 77, Evendons Lane, Wokingham, .
Proposal : Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2002

Earliest Date for Decision : 30/01/2003

Latest Consultation Date/Site Notice Expiry Date : 30/01/2003

This application will have expired on: 13/02/2003. 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 Town Council - No objection provided ~~from~~ no objection is received from occupiers of no. 79 Evendons Lane.

Countryside Officer - recommend an informative re. newts if permission is granted.

Planning Issues :

Impact upon Character of area.
" " neighbouring properties.

Application Number: F/2002/8221 – 77 Evendons Lane, Wokingham

Appraisal:

Proposed Development

The proposed development is a single storey infill extension to dwelling. In addition, the development will involve the replacement of flat roofs with pitched roofs and the conversion of a workshop to garden room.

The replacement pitched roof to the property would raise its height from 2.7m to 4.4m. In addition, the extension would project 10.1m, at its widest point it would be 4.8m and at its highest point would be 4.7m to the ridge of the roof.

Local Plans
South East Area Local Plan
Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The main impact is to no.79 Evendons Lane. It is considered that the extension would be overbearing given that it will project approximately 10m from the rear wall of no. 79 and at a height of 3.7m to 4.7m

Overlooking
No windows are proposed in the south west facing elevation.

Overshadowing
There will not be any loss of light to neighbouring properties.

2. Impact upon the character of the area

Although the extension would not be visible from the street it is felt that it would have any impact on the character of the area given that the would represent a disproportionate addition to the host building. This is by virtue of its length and width in relation to main property.

8221

3. Other material considerations

Mrs. Reynolds, one of the joint applicants, suffers from progressive Rheumatoid Arthritis. Having taken account of advice in PPG1, it is not possible to grant a personal permission.

~~**Approval:**~~ **Refusal:** ✓

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			**The proposed extension by virtue of its size, height, form and positioning would be overbearing to the adjoining property to the detriment of the amenities of the occupiers of 79 Evendons Lane. The proposal therefore conflicts with Policy SBE2 of the South East Area Local Plan (adopted), Policy EN1 of the Berkshire Structure Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)** and Council's Planning Guideline B2
2			**Due to its size, bulk and massing the proposed extension is considered to represent a disproportionate addition to the host building which will detract from the visual amenities and character of both the existing building and the surrounding area. The proposal therefore conflicts with Policies LBE1 and LBE2 of the Loddon Area Local Plan (adopted) and Policy EN1 of the Berkshire Structure Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified)** and Council's Planning Guideline B2

Informatives for approvals

N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

P. J.S. Andrewartha

14/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 77 Evendons Lane Wokingham .

APPLICATION NUMBER: F/2002/8221

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? No .

2. DESCRIPTION OF SURROUNDINGS

Mix of dwelling

3. DESCRIPTION OF SITE/BUILDING

Bungalow Brick built concrete tiled roof

detached Flat roofed workshop about 2m from house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached details on Plan

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Daniel Gigg

Application Number: F/2002/8221

Proposal: Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities

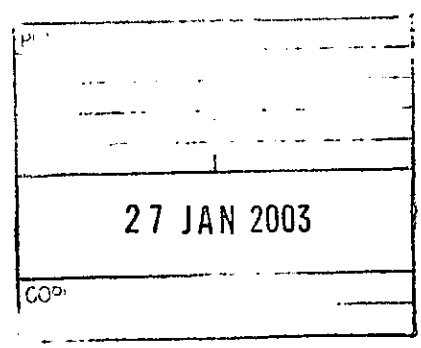
Site Address: 77 Evendons Lane, Wokingham

Applicant: Mr & Mrs P Reynolds C/O Roger Pring & Sons

Your observations are required in respect of this application **by 16/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

No objection, subject to there being no objection form the adjoining property - 79 Evendons Lane.



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

Daniel Gigg

From: Andy Glencross
Sent: 15 January 2003 13:58
To: Daniel Gigg
Subject: PA F/2002/8221 77 Evendons Lane Wokingham

Hi Daniel

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: F/2002/8221

Case Officer : DPG.

Valid Date : 19/12/02

Map No 83

Site Area : 0.07

Re[illegible]

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

Location : 77, Evendons Lane, Wokingham, .

Parish : WK Ward : EVE

Applicant : Mr/Mrs P Reynolds C/O Roger Pring & Sons.

Fee Required: £110 Fee Received: £110 (2)

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

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

D. Pashures / Newby.

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

DN + see map

.....

.....

No relevant pre-apps

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

Tel: 0118 974 6296

Date: 07 January 2003

My ref: F/2002/8221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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/2002/8221
77, Evendons Lane, Wokingham, .
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

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 **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8221**
77, Evendons Lane, Wokingham, .
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.
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 King

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

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

Tel: 0118 974 6296

Date: 07 January 2003

My ref: F/2002/8221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2002/8221
77, Evendons Lane, Wokingham, .
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Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8221**
77, Evendons Lane, Wokingham, .
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.
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 Morgan

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

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

Tel: 0118 974 6296

Date: 07 January 2003

My ref: F/2002/8221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2002/8221
77, Evendons Lane, Wokingham, .
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Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

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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 **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8221**
77, Evendons Lane, Wokingham, .
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.
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 Marinos

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

Received by Wokingham District Council

Application No: F/2002/8221

Proposal:
Proposed single storey infill extension to dwelling. Replacement of flat roofs with pitched roofs and conversion of workshop to garden room all with disabled access facilities.

Location:
77, Evendons Lane, Wokingham, .

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8221 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/01/2003. 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**

07 January 2003

Organisation_Name	Building_Name	address1	Postcode
		75EVENDONS LANEWOKINGHAM	RG41 4AD
		77EVENDONS LANEWOKINGHAM	RG41 4AD
		79EVENDONS LANEWOKINGHAM	RG41 4AD
		74EVENDONS LANEWOKINGHAM	RG41 4AG
		76EVENDONS LANEWOKINGHAM	RG41 4AG
		78EVENDONS LANEWOKINGHAM	RG41 4AG
		80EVENDONS LANEWOKINGHAM	RG41 4AG

Neighbour list F/2002/8221

19.DEC.2002 8221

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

8221

19 DEC 2002

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

17, December 2002

Dear Sir/Madam,

Re; Single storey infill extension, 2 areas of flat roof replacement with pitched and conversion of existing workshop/store to garden room all with disabled access/facilities at 77, Evendons Lane, Wokingham, Berkshire, RG40 2AD.

Enclosed herewith, are 6 copies of the Householder planning application form, duly completed and signed, together with 6 sets of drawings nos. 02/421/01 to 06 and my cheque, made payable to Wokingham District Council for the sum of £110.00p, in respect of the application fee.

It will be seen that the proposals will not affect sunlight or daylighting to either of the adjacent properties due to a combination of the orientation and the extension height relative to the boundary. In addition to this the property to the west of the application site has an existing structure which would screen the majority of the proposed extension.

Finally, Mrs. S. Reynolds, one of the joint applicants, suffers from progressive Rheumatoid Arthritis and presently receives Incapacity Benefit. This is the main reason for requiring additional, accessible accommodation. It is understood that, although Mrs. Reynolds has as yet not 'registered' as disabled, it is only because she considers herself to be sufficiently mobile and pain free whilst taking her medication. If it will assist in a satisfactory outcome for this application she is prepared to obtain a letter from her GP. Please let me know if this will be required.

Yours faithfully,

Roger Pring.
C/C Mr. & Mrs. P. Reynolds.

REGISTERED NO. 2284491

Environmental Services

For office use only. Application number: 19.DEC.2002 8221

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

19 DEC 2002

1	Your name	MR. & MRS. P. REYNOLDS,
	Address and postcode	77, EVENDONS LANE, WOKINGHAM, BERKSHIRE, RG40 4AD
	Phone number	0118 978 3747
2	Agent's Name	ROGER PRING & SONS,
	Address and postcode	26, EASBY WAY, LOWER EARLEY, READING, BERKSHIRE, RG6 3XA
	Phone number	0118 935 3385
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.	77 EVENDONS LANE, WOKINGHAM, BERKSHIRE RG40 4AD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY INFILL EXTENSION, 2 AREAS OF FLAT ROOF REPLACEMENT WITH PITCHED & CONVERSION OF WORKSHOP TO GARDEN ROOM. ALL WITH DISABLED ACCESS/FACILITIES.
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 & RENDER TO MATCH EXG. WALLS. RED/BROWN INTERLOCKING TILES TO MATCH EXG.
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: NIL
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: IWG

on behalf of MR & MRS. P. REYNOLDS

Date 17/12/02

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

ADDRESS 77 EVENDONS LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR12943	MR. EDWARDS	PORCH	13.2.80	APP. n/a
BR15943	"	PORCH & SHED/WORKSHOP	9.12.80	APP n/a
F/2002/5221	Mr. + Mrs. Reynolds	S/St/infill excl. replace flat roofs with pitched & workshop to garden room all with disabled facilities		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Roof conversion - Mr. Pring - 6/9/01 - (N)

DRAINAGE

091074