

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 17 February 2015 at 7:45 pm**

Present: *Councillors: J. Cheng (Chairman); T. Barker; P. Challis; M. Holmes;
R. Neall; S. Rahmouni; M. Walker*

Also present: *7 members of the public*

Officer present: *L. Matthews, Committee Officer*

97. **APOLOGIES**

Apologies for absence were received from Councillors R. Duncan and M. Willson.

98. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

99. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 20 January 2015 be approved and signed by the Chairman as a true and accurate record.

100. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (***Appendix A***)

101. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as follows:

F/2014/2457

Location: 88 Vauxhall Road, Woodley, RG5 3LH.

Revised plans

Proposal: Proposed erection of a two storey side extension to dwelling

Following receipt of the revised plans the Committee reiterated its earlier comments and recommended that the application be refused on the following grounds:

- Not in keeping with the street scene as the extension will unbalance the semi-detached nature of the existing properties.
- Overbearing.
- There will be a reduction in the gap between 88 Vauxhall Drive and the rear of the properties at 10 and 12 Renault Road.
- The existing garage is attached to two others and should not be demolished without consulting the neighbours at 8 and 10 Renault Road.

F/2014/2465

Location: 2 The Ridgeway, Woodley, RG5 3QD.

Proposal: Proposed erection of detached annex serving 2 The Ridgeway as a self-contained dwelling. (Retrospective)

Observations: The Committee felt that the annex had insufficient habitable space and amenity space to be a separate dwelling. If permission is granted there should be a condition that the building must remain as an annex ancillary to No.2 The Ridgeway and must not be use as a separate dwelling.

F/2014/2580

Location: 1 Orville Close, Woodley, RG5 4TZ.

Proposal: Proposed erection of a single storey extension to existing garage, conversion of existing garage to additional habitable accommodation and insertion of new window to side elevation.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2014/2778

Location: Woodley House, 65-73 Crockhamwell Road, Woodley, RG5 3JP.

Proposal: Proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats.

Observations: The Committee had no objections to the development, but was concerned that no additional car parking spaces were proposed.

F/2015/0064

Location: 45 Wroxham Road, Woodley, RG5 3AX.

Proposal: Proposed erection of a single storey rear extension, conversion of garage and roof space to additional habitable accommodation with one rear and two front dormers and a replacement pitched roof over existing garage.

Two residents were present at the meeting to voice their concerns and two letters of concern had been received. The concerns related to:

- Loss of light.
- Loss of privacy.
- Overbearing.
- The proposal is out of character with the other dwellings in the road.
- This extension will decrease the number of bungalows available in Woodley.

After listening to the residents' concerns the Committee discussed the proposal and recommended that the application be refused on the following grounds:

- The drawings are inconsistent and incorrect. Plan No. 60314-04 shows a flat roof to the ground floor rear extension with French doors opening onto it from the bedroom. The Committee would strongly object to this. The elevations show a pitched roof to the ground floor rear extension. The drawings do not show details of the proposed roof to the dwelling.
- The proposal is out of keeping with the street scene.
- Overbearing.
- Overlooking of neighbours.
- Loss of privacy.
- Loss of light.

CLE/2015/0094

Location: 55 Howth Drive, Woodley, RG5 3EE.

Proposal: Application for a certificate of lawful existing development for the construction of a front porch and single storey side extension to dwelling.

Observations: No comment.

F/2015/0102

Location: 84 Beechwood Avenue, Woodley, RG5 3DG.

Proposal: Proposed erection of a single storey side extension and erection of attached single garage and new 1.8m high close boarded fence to eastern boundary.

Observations: The Committee had no objections, but noted that the drawings were not clear and that construction had started before the plans had been submitted.

F/2015/0144

Location: 4 Holly Road, Woodley, RG5 4BH.

Proposal: Proposed erection of first floor front and single storey rear extensions following the demolition of existing rear extension.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

A/2015/0145

Location: 131 Crockhamwell Road, Woodley, RG5 3UG.

Proposal: Advertisement application for the proposed erection of 3No. fascia signs, 1No. hanging sign, 2No. ATM surround signs, 1No. nameplate panel and 1No. entrance sign.

Observations: No objections.

F/2015/0149

Location: 138 Loddon Bridge Road, Woodley, RG5 4AB.

Proposal: Proposed erection of a single storey rear extension, timber summer house at rear of garden and conversion of attic space to create habitable accommodation to dwelling, with the insertion of 3No. velux roof lights. Demolition of existing single storey rear extension, detached garage and shed.

One resident was present at the meeting to voice his concerns and also to pass on the concerns of two other residents who were unable to attend the meeting.

The applicant was also present at the meeting.

The neighbouring residents in Norton Road did not object to the proposed extension of the house, but had the following concerns about the proposed 3m high summerhouse at the rear of the garden;

- Overbearing.
- Significant loss of light to 3A Norton Road.
- Loss of privacy to 1 Norton Road.

The applicant noted that the existing garden fence was 2.8m high and said that he would be willing to reduce the height of the proposed summerhouse.

After listening to the residents' concerns and the applicant, the Committee discussed the proposal and had the following observations:

- No objections to the proposed extension to the house.
- The height of the proposed summerhouse seems excessive and this would be overbearing on Nos. 1, 3 and 3A Norton Road.
- If permission is granted there should be a condition that the summerhouse must be ancillary to the main house and must not be used as a separate dwelling.

F/2015/0180

Location: 18 Duffield Road, Woodley, RG5 4RN.

Proposal: Proposed erection of single storey front, side and rear extensions to dwelling, plus addition of juliet balcony to front elevation. Demolition of existing side garage and rear conservatory.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0184

Location: 14 Harrier Close, Woodley, RG5 4PE.

Proposal: Proposed erection of a part single/part two storey rear extension and part conversion of garage to create habitable accommodation to dwelling.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0185

Location: 205 Hurricane Way, Woodley, RG5 4UH.

Proposal: Proposed erection of a two storey rear extension, first floor side extension, part conversion of existing double garage and conversion of loft space to additional habitable accommodation with insertion of roof lights.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0203

Location: 37 Wallace Close, Woodley, RG5 3HW.

Proposal: Proposed erection of a single storey rear extension to dwelling.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account, especially the maisonette above at No. 37A.

F/2015/0236

Location: 41 Reading Road, Woodley, RG5 3DA.

Proposal: Proposed erection of two storey front and rear extensions, single storey side and rear extensions to dwelling following demolition of single storey side wall and catslide roof to the front of the property.

The applicant was present at the meeting.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0241

Location: 52 Mannock Way, Woodley, RG5 4XW.

Proposal: Proposed erection of a two storey side extension to dwelling.

Observations: The Committee recommended refusal of this application as the proposed extension appears to show development outside the perimeter of the property, extending into Aldermoores/Ashenbury Park, and represents a loss of public amenity space. The Committee believes that this land has protected status as a local nature reserve.

F/2015/0265

Location: 35 Copse Mead, Woodley, RG5 4RP.

Proposal: Proposed erection of first floor front and side extension with additional roof light to existing rear single storey pitched roof.

The applicant was present at the meeting.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0274

Location: 33 Austin Road, Woodley, RG5 4EL.

Proposal: Proposed erection of a single storey rear extension and insertion of a new side window.

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

F/2015/0275

Location: 179 Headley Road, Woodley, RG5 4JG.

Proposal: Proposed construction of dropped kerb to the front of property.

Observations: No comment.

102. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:

Application: F/2014/1589

Location: 25 Vauxhall Drive, Woodley, RG5 4EA

Proposal: Proposed first floor front bedroom extension built over an existing ground floor front projection.

Decision: Appeal allowed

103. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application HH/2015/0099
 - Location: 60 Fawcett Crescent, Woodley, RG5 3HU.
 - Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 4m and the height of the eaves 3m.

- ◆ To note application HH/2015/0307
 - Location: 28 Fawcett Crescent, Woodley, RG5 3HU.
 - Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.4m and the height of the eaves 2.95m.

104. **LOCAL PLANNING ENFORCEMENT PLAN CONSULTATION**

RESOLVED:

- ◆ To include this item on the agenda for the next meeting of the plans Committee, on 17 March 2015, to give more time for the Committee to consider a response.

105. **TRAINING ON PLANNING AND ENFORCEMENT MATTERS**

Members noted that the training session to be held on 18 March 2015 would be a repeat of the session already attended by Councillors Barker and Walker on 26 November 2014, and therefore agreed not to send representatives to this meeting. Representatives to attend the meetings on 1 July and 17 November would be appointed after the May election.

106. **SECTION 106 CONTRIBUTIONS**

RESOLVED:

- ◆ To note that West Berkshire Council and Reading Borough Council have jointly applied to the High Court for a judicial review of the proposals by the Secretary of State for Communities and Local Government to restrict the requirement for Section 106 contributions to developments of 10 dwellings and above in urban areas and 5 dwellings and above in rural areas.

107. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one enforcement investigation closure notice and four ongoing enforcement matters.

The meeting closed at 9:45 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2014/1875	269 Headley Road East	Proposed erection of a 3 bedroom dwelling	Approved <i>[WTC: concerns]</i>
F/2014/2200	3 Harris Close	Proposed erection of a first floor side extension to dwelling and conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension.	Approved <i>[WTC: no objections]</i>
F/2014/2257	The Chalet, Shepherds Walk	Proposed erection of a two storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
CLP/2014/2357	1 Duncan Road	Proposed erection of a garden wall to the front/side of the property.	REFUSED
F/2014/2386	25 Duffield Road	Proposed erection of a single storey rear extension to dwelling with new pitched roof extending over existing garage. Demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2452	1 Duncan Road	Proposed erection of timber fence facing Duncan Road.	Approved <i>[WTC: no objections]</i>
F/2014/2534	120 Colemans Moor Road	Proposed conversion of existing loft space to additional habitable accommodation, to include dormer extensions accommodation and roof lights and erection of two storey rear and side extensions to dwelling.	Approved <i>[WTC: no objections]</i>
F/2014/2599	51 Nightingale Road	Proposed erection of single storey rear extension following the demolition of existing single storey rear extension.	Approved <i>[WTC: no objections]</i>
F/2014/2666	164 Reading Road	Proposed erection of two storey side extension.	REFUSED <i>[WTC: no objections]</i>
F/2014/2689	169 Colemans Moor Road	Proposed erection of a single storey extension with flat roof to dwelling.	Approved <i>[WTC: concerns]</i>
F/2014/2707	242 Loddon Bridge Road	Proposed erection of single storey rear extension, attached garage and alteration to existing porch following demolition of existing detached garage.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2014/2722	2 Foxglove	Proposed conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2735	5 Selsdon Avenue	Proposed erection of a part two storey/part single storey side and rear extension to dwelling with integral garage, following demolition of existing attached garage.	Approved <i>[WTC: concerns]</i>
F/2014/2805	61 Quentin Road	Proposed erection of a single storey front extension to dwelling.	Approved <i>[WTC: no objections]</i>
F/2015/0012	1 Addington Gardens	Proposed erection of single storey rear extension to dwelling to form conservatory.	Approved <i>[WTC: no objections]</i>