

# Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 17 June 2014 at 7:45 pm.

Committee Members Present :- Councillor J. Cheng (Chairman)  
Councillor R. Duncan  
Councillor L. Hayward  
Councillor M. Holmes  
Councillor R. Neall  
Councillor S. Rahmouni  
Councillor M. Walker

Also in Attendance :- Councillor K. Baker  
Councillor C. Lawley  
L. Matthews, Committee Officer

## **14 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **15 DECLARATIONS OF INTEREST**

Councillor J. Cheng - Personal interest: Agenda item 05.16, planning application F/2014/0713: 29 Copse Mead, as she used to live in the neighbouring property and still has family connections to that property.  
Councillor Cheng took no part in the discussion or decision on this item.

## **16 MINUTES OF PREVIOUS MEETING**

RESOLVED:

To approve the minutes of the meeting held on 20 May 2014 and for the Chairman to sign them as a true and accurate record.

## **17 PLANNING DECISIONS**

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 4).

## **18 CURRENT PLANNING APPLICATIONS**

RESOLVED:

To forward comments to the Borough Council as follows:

|       |                   |   |                  |            |
|-------|-------------------|---|------------------|------------|
| 18- 1 | F /2014/0713      | Plot Ref :-   | Type :-          | Full       |
|       | Applicant Name :- | Mr & Mrs R Chand  | Date Received :- | 06/06/2014 |
|       | Location :-       | 29 Copse Mead<br>Copse Mead<br>Woodley<br>RG5 4RP   | Date Returned :- | 21/05/2014 |
|       | Proposal :        | Proposed erection of part two storey, part single storey rear extension and two storey side extension on west elevation and part first floor side extension on east elevation (including change in roof form from twin rear gable to crown roof design). In addition, proposed front gable extension, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration. |                  |            |
|       |                   | Amended plan received 06/06/2014:<br>Proposed single storey rear extension reduced in size by setting in from boundary with No. 31. Also 45 degree line shown from centre of No.31's lounge window. Drawing No. 200014/A.   |                  |            |
|       | Observations :    | One resident was present at the meeting to voice his concerns and three letters of concern had been received. Cllr Baker was present to   |                  |            |

Speak on behalf of residents. The residents' concerns related to:

- Gross overdevelopment of the plot.
- Overbearing
- Loss of light to adjacent properties.
- The large number of bedrooms and bathrooms suggest a high occupancy, which could result in parking problems.
- There are no waste pipes or vents shown to the bathrooms situated on the boundary wall so it is not possible to ascertain whether these will be intrusive to the neighbouring property.
- The new roof appears to overhang the neighbouring property.

Following the residents' comments, the Committee discussed the application and recommended the planning application be refused on the following grounds:

- Overdevelopment of the plot.
- Overbearing.
- Massing effect on neighbouring properties.
- Loss of light to adjacent properties.
- Loss of privacy to adjacent properties.

If planning permission is granted, the Committee would like there to be a condition stating that the house cannot be used as a house of multiple occupation.

Following receipt of an amended plan on 06/06/2014 the amendment was discussed at the meeting held on 17/06/2014 as follows:

One resident was present at the meeting to voice his concerns and two letters of concern had been received regarding the amended plan, in addition to the letters already received. Councillor Baker also spoke on behalf of residents. The concerns related to:

- A small amendment had been made to the proposed layout to comply with the 45 degree rule, but there would still be loss of light to No. 31 because of the height of the proposed extension.
- All other previous objections to this application still applied.

Following the residents' comments the Committee discussed the application and reiterated their previous comments, and recommended that the application be refused on the following grounds:

- Overdevelopment of the plot.
- Overbearing.
- Massing effect on neighbouring properties.
- Loss of light to adjacent properties. Although the amended plan has reduced the width of the single storey rear extension to comply with the 45 degree rule, there will be significant loss of light to adjacent properties due to the height of the two storey extension.
- Loss of privacy to adjacent properties.

If planning permission is granted, the Committee would like there to be a condition stating that the house cannot be used as a house of multiple occupation.

The Committee also recommended that this application be listed to be determined by the Wokingham Borough Council Planning Committee.

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|       |                   |   |                  |            |
|-------|-------------------|---|------------------|------------|
| 18- 2 | F /2014/0859      | Plot Ref :-   | Type :-          | Full       |
|       | Applicant Name :- | Gracewell Care Homes  | Date Received :- | 06/06/2014 |
|       | Location :-       | 34 and land rear of 36-50<br>Pitts lane<br>Earley<br>RG6 1BT  | Date Returned :- | 23/06/2014 |
|       | Proposal :        | Proposed erection of an elderly care facility (Use Class C2) comprising 32 elderly nursing bedrooms, 25 dementia nursing bedrooms and 10 extra care units, creation of a public footpath to Bulmershe Park, creation of associated access, car parking, landscaping, tree planting and site infrastructure. |                  |            |
|       | Observations :    | One resident was present at the meeting to voice his concerns and one   |                  |            |

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- letter of concern had been received. Earley Town Councillor Jenny Lissaman also spoke on behalf of residents. The concerns related to:
- This site is part of the Bulmershe Site of Urban Landscape Value (SULV) and currently has planning permission for low density residential development, which complies with the policy of not harming the local environment within the SULV. This proposal is much larger and does not comply with that policy.
  - The floor space of this development is three times the floor space of the scheme already approved for this site.
  - The proposal is out of character with the current low density, bungalows and two storey houses in the area.
  - The proposed building will be more visible from Pitts Lane and Bulmershe Park than the scheme already approved.
  - The proposed development will operate 24 hours a day and cannot be designated as residential development.
  - There is an increase in mass and bulk from the scheme already approved.
  - Overdevelopment of the site
  - The proposed building would be within 4.5m of the boundary with the houses in Pitts Lane.
  - Houses in Pitts Lane would be overlooked.

Following the residents' concerns the Committee discussed the proposals and recommended planning permission be refused on the following grounds:

- The scheme would not comply with Wokingham Borough Council's policy for development within the SULV.
- The openness and visual benefit of the SULV would not be retained.
- Detrimental impact on the character and appearance of the area due to excessive scale, storey height and massing.
- Overdevelopment of the site.
- Removal of trees protected by Tree Preservation Orders.
- Loss of privacy to residents in Pitts Lane.

|       |                   |   |                  |            |
|-------|-------------------|---|------------------|------------|
| 18- 3 | F /2014/0891      | Plot Ref :-   | Type :-          | Full       |
|       | Applicant Name :- | Taylor Wimpey West London   | Date Received :- | 23/05/2014 |
|       | Location :-       | Land at Sandford Farm<br>Mohawk Way<br>Woodley<br>RG5   | Date Returned :- | 23/06/2014 |
|       | Proposal :        | Application for engineering works which comprises the construction of earth mounds and pits for the re-use of materials on the site as part of the remediation of the site. |                  |            |
|       | Observations :    | Two residents were present at the meeting, but did not wish to speak.   |                  |            |
|       |                   | The Committee discussed the application and had no comments on the proposals.   |                  |            |

|       |                   |  |                  |            |
|-------|-------------------|--|------------------|------------|
| 18- 4 | F /2014/0901      | Plot Ref :-  | Type :-          | Full       |
|       | Applicant Name :- | Ms Sally Goodworth   | Date Received :- | 05/06/2014 |
|       | Location :-       | Farriers<br>Farriers Close<br>Woodley<br>RG5 3DD   | Date Returned :- | 23/06/2014 |
|       | Proposal :        | Proposed change of use from forge/outbuilding to music rehearsal space, to be converted with the addition of two front dormer windows and ancillary to the use of the main dwelling "Farriers".  |                  |            |
|       | Observations :    | Seven residents were present at the meeting to voice their concerns and three letters of concern had been received. Councillor Baker also spoke on behalf of residents and Councillor Lawley spoke as a resident. Their concerns related to: |                  |            |
|       |                   | - The proposed dormer windows are not in keeping with the age and  |                  |            |

character of the building.

- The appearance of the building should be maintained as it provides an iconic contribution to the history of Woodley.
- The use of the building as a music studio will lead to an unacceptable level of noise in a residential area.
- No details of the proposed method of soundproofing have been provided.
- Even if the building is only use for acoustic music, this could still be amplified.
- Large numbers of instrumentalists, or performances, would result in parking problems.
- It would not be appropriate to run such a business in a residential area.

Following the residents' concerns, the Committee discussed the proposals and recommended that the application be refused on the following grounds:

- The proposed use would be inappropriate in a residential area.
- The noise from a music studio would be unacceptable in a residential area.
- The proposed use could lead to parking problems in Farriers Close and Reading Road.
- If permission is granted, the hours of use should be restricted by a condition.

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|-------|-------------------|---|-----------------------------|
| 18- 5 | F /2014/0980      | Plot Ref :-   | Type :-                     |
|       | Applicant Name :- | Mr & Mrs Miller   | Date Received :- 20/05/2014 |
|       | Location :-       | 21 Sherbourne Drive<br>Sherbourne Drive<br>Woodley<br>RG5 4QY   | Date Returned :- 23/06/2014 |
|       | Proposal :        | Proposed erection of single storey side extension to dwelling, plus insertion of first floor side window.           |                             |
|       | Observations :    | The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account. |                             |

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|-------|-------------------|---|------------------|------------|
| 18- 6 | F /2014/1017      | Plot Ref :-   | Type :-          | Full       |
|       | Applicant Name :- | Mrs Kathie Smallwood  | Date Received :- | 20/05/2014 |
|       | Location :-       | 88 Antrim Road<br>Antrim Road<br>Woodley<br>RG5 3NY   | Date Returned :- | 23/06/2014 |
|       | Proposal :        | Proposed erection of single storey front extension and conversion of existing garage to additional habitable accommodation. |                  |            |
|       | Observations :    | The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.         |                  |            |

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|-------|-------------------|---|------------------|------------|
| 18- 7 | F /2014/1026      | Plot Ref :-   | Type :-          | Full       |
|       | Applicant Name :- | Mr & Mrs R Gostick  | Date Received :- | 23/05/2014 |
|       | Location :-       | 7 Chard Close<br>Chard Close<br>Woodley<br>RG5 4HU                | Date Returned :- | 23/06/2014 |
|       | Proposal :        | Proposed erection of a single storey front extension to dwelling. |                  |            |
|       | Observations :    | No objections.  |                  |            |

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18- 8 F /2014/1074 Plot Ref :- Type :- Full  
Applicant Name :- Mr N Bonney Date Received :- 29/05/2014  
Location :- 13 Eastwood Road Date Returned :- 23/06/2014  
Eastwood Road  
Woodley  
RG5 3PY  
Proposal : Proposed erection of 2 bedroomed detached dwelling.  
Observations : The Committee recommended the planning application be refused on the following grounds:  
- Violation of the building line in Keswick Gardens.  
- The proposal is out of keeping with the street scene.

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18- 9 F /2014/1081 Plot Ref :- Type :- Full  
Applicant Name :- Kevin Richardson Date Received :- 30/05/2014  
Location :- 6 Carlton Close Date Returned :- 23/06/2014  
Carlton Close  
Woodley  
RG5 4JS  
Proposal : Proposed erection of two storey side extension, single storey rear extension and enclosed front porch. Plus demolition of occupant's side of paired garage.  
Observations : Four residents were present at the meeting, but did not have concerns relating to planning matters. One letter of concern had been received regarding possible damage to the road, footpath and the central area known as the Green, during construction.  
  
The Committee discussed the proposals and had no comment to make on the application.

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18- 10 F /2014/1107 Plot Ref :- Type :- Full  
Applicant Name :- Bloor homes Ltd & ABF Ltd Date Received :- 02/06/2014  
Location :- Allied Bakeries Site Date Returned :- 23/06/2014  
Viscount Way  
Woodley  
RG5 4BJ  
Proposal : Proposed erection of 73 dwellings with associated roads, parking, amenity space and landscaping.  
Observations : Twenty-one residents were present at the meeting to voice their concerns and one letter of concern had been received. Their concerns related to:  
- The access to the site being sited on Loddon Bridge Road. There had previously been access to the bakery site from Loddon Bridge Road, but this had been deemed to be too dangerous and had been closed. Since then the traffic on Loddon Bridge Road had increased significantly so the situation had worsened.  
- Concern for the safety of school children walking and cycling along Loddon Bridge Road if the access to the site was in the location proposed.  
- Schools and GP surgeries in the area were already full.  
- There was no shop proposed for the site.  
- Concern that the electricity sub- station in Ladbroke Close would be used to power the new development.  
- Concern over what would happen to the bridleway and the existing concrete fence to the southern boundary of the site.  
  
Following the residents' concerns the Committee discussed the proposals and recommended that the application be refused on the following grounds:  
- Safety concerns regarding the siting of the access on Loddon Bridge

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Road. The Committee did not think it appropriate for there to be any access onto Loddon Bridge Road and felt strongly that the access to the development should be from Viscount Way.

- Clarification was required regarding plans for the bridleway and the existing concrete fencing to the southern boundary of the site.

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18- 11 F /2014/1117 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Hagen Date Received :- 03/06/2014  
Location :- 126 Loddon Bridge Road Date Returned :- 23/06/2014  
Loddon Bridge Road  
Woodley  
RG5 4AW  
Proposal : Proposed erection of single storey front and rear extension with roof lights plus part single storey part two storey side extension following demolition of garage.  
Observations : The Committee recommended that the application be refused on the following grounds:  
- Unneighbourly development.  
- Unacceptable impact on neighbours due to close proximity to the boundary.  
- Extension out of scale with existing dwelling.

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18- 12 F /2014/1127 Plot Ref :- Type :- Full  
Applicant Name :- Portsmouth Diocesan Trust Date Received :- 02/06/2014  
Location :- St John Bosco RC Church Date Returned :- 23/06/2014  
Western Avenue  
Woodley  
RG5 3BH  
Proposal : Proposed new church entrance screen, formation of disabled toilet and proposed erection of single storey infill extension linking the church with the parish centre.  
Observations : No objections.

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18- 13 F /2014/1147 Plot Ref :- Type :- Full  
Applicant Name :- Mr Terry Wise Date Received :- 06/06/2014  
Location :- 47 Rochester Avenue Date Returned :- 23/06/2014  
Rochester Avenue  
Woodley  
RG5 4NB  
Proposal : Proposed erection of two storey side extension to dwelling to include replacement garage following removal of existing garage.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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18- 14 F /2014/1193 Plot Ref :- Type :- Full  
Applicant Name :- Mr Paul Draper Date Received :- 12/06/2014  
Location :- 190 Loddon Bridge Road Date Returned :- 23/06/2014  
Loddon Bridge Road  
Woodley  
RG5 4BS  
Proposal : Proposed conversion of garage to create habitable accommodation to dwelling.  
Observations : No objections.

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18- 15 F /2014/1206 Plot Ref :- Type :- Full  
Applicant Name :- Mr V Sthalekar Date Received :- 11/06/2014  
Location :- 7 Beaufield Close Date Returned :- 23/06/2014  
Beaufield Close  
Woodley  
RG5 3DH  
Proposal : Proposed erection of single storey rear extension and single storey front extension to the existing garage.  
Observations : No objections.

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18- 16 F /2014/1221 Plot Ref :- Type :- Full  
Applicant Name :- Mr S Denby Date Received :- 10/06/2014  
Location :- 9 Ryecroft Close Date Returned :- 23/06/2014  
Ryecroft Close  
Woodley  
RG5 3BP  
Proposal : Proposed erection of two storey rear and side extensions and single storey rear and side extensions to dwelling.  
Observations : One resident was present at the meeting to voice his concerns and two letters of objection had been received.  
The concerns related to:  
- The proposed extension would be overbearing.  
- The two storey extension is very close to the boundary with the adjacent, attached property.  
- Loss of light to the neighbouring property.  
- A terracing effect would be created at the front of the property.  
Following the residents' concerns the committee discussed the proposals and recommended that the application be refused on the following grounds:  
- Out of keeping with the street scene.  
- Would create a terracing effect.  
- Out of scale and character.  
- Loss of light to No.10.  
- Loss of privacy to No.10.

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18- 17 F /2014/1238 Plot Ref :- Type :- Full  
Applicant Name :- Mrs G Munro Date Received :- 11/06/2014  
Location :- 58 Ravensbourne Drive Date Returned :- 23/06/2014  
Ravensbourne Drive  
Woodley  
RG5 4LJ  
Proposal : Proposed erection of a single storey side extension to include replacement garage, and single storey extension to create entrance porch, following demolition of existing garage and conservatory.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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18- 18 F /2014/1244 Plot Ref :- Type :- Full  
Applicant Name :- Mr B Harding Date Received :- 12/06/2014  
Location :- 4 Nimrod Close Date Returned :- 23/06/2014  
Nimrod Close  
Woodley

RG5 4UW

Proposal : Proposed erection of a single and two storey rear extension, demolition of existing conservatory.

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

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18- 19 F /2014/1266 Plot Ref :- Type :- Full  
Applicant Name :- Mr David Chapman Date Received :- 12/06/2014  
Location :- 199 Hurricane Way Date Returned :- 23/06/2014  
Hurricane Way  
Woodley  
RG5 4UH  
Proposal : Proposed erection of two storey side extension to dwelling.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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## **19 PLANNING APPEALS**

RESOLVED:

To note that the following appeals have been lodged with The Planning Inspectorate:

Appeal Ref: APP/X0360/A/14/2219126

Application Ref: F/2014/0112

Location: 7 - 10 The Parade, Brecon Road, Woodley

Proposal: Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).

Appeal Ref: APP/X0360/D/14/2218769

Application Ref: F/2014/0120

Location: 35 Selsdon Avenue, Woodley

Proposal: Application for the erection of single storey rear and side extensions plus 2 x side flat roofed dormers. (Retrospective)

## **20 NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

To note application OFF/2014/1168

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

Proposal: Prior approval submission for the conversion of existing offices (use class B1(a) to 9 residential units (use class C3) together with on site car/cycle parking.

To note application HH/2014/1222

Location: 287 Loddon Bridge Road, Woodley, RG5 4BE.

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 7.1 metres, for which the maximum height would be 3 metres and for which the height of the eaves would be 2766mm.

To note application HH/2014/1223

Location: 40 Austin Road, Woodley, RG5 4EL.

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 4.5 metres, for which the maximum height would be 3.45 metres and for which the height of the eaves would be 2.25 metres.

## **21 TREE PRESERVATION ORDERS**

RESOLVED:

To note the following:



TPO 585/1993, 170 Loddon Bridge Road, Woodley.  
Consent for the selective pruning of an oak.

Location: Stewarts Coaches, Headley Park, 8 Headley Road East, Woodley.  
Felling and replacement of the following dead trees: a red oak, a Spanish chestnut and an acacia. Deadwood removal is exempted from current legislation and therefore permission is not required for this work to be undertaken.

**22 STREET NAMING AND NUMBERING**

RESOLVED:

To add the name Lilly-May to the list of suggested street names for future developments, in memory of a pupil who recently died at Willowbank School.

**23 BREACH OF CONDITION NOTICE**

RESOLVED:

To note the following Breach of Condition Notice has been served:

Planning Permission Ref: F/2013/0961  
Location: 35 Selsdon Avenue, Woodley, RG5 4PQ.  
Breach of Condition: Condition 2 has not been complied with in that the dormer elements of the proposal have not been constructed in accordance with the approved details in that the dormers are incorrectly aligned, are approximately 1 metre closer to the front elevation, include additional fenestration (windows) and are larger than the approved details.

**24 ENFORCEMENT ISSUES**

The Chairman informed the meeting of eight enforcement investigation closure notices received and one ongoing enforcement matter.

The Meeting closed at : 9:45pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Woodley Town Council

Woodley Town Council

**PLANNING DECISIONS**

| <b>Plan No.</b> | <b>Address</b>                   | <b>Proposal</b>  | <b>Decision</b>  |
|-----------------|----------------------------------|--|------------------|
| CLP/2014/0541   | 9 Highgate Road                  | Application for a certificate of lawfulness for the proposed conversion of garage to create habitable accommodation to dwelling and extend driveway.                                   | Approved         |
| CLP/2014/0682   | 94 Butts Hill Road               | Application for certificate of proposed lawful development for side and rear dormer extensions and conversion of roof space to habitable accommodation.                                | Approved         |
| CLP/2014/0734   | 4 Butts Hill Road                | Application for a certificate of lawfulness for the proposed erection of a single storey extension to dwelling.  | Approved         |
| CLP/2014/0754   | 61 Austin Road                   | Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.        | Approved         |
| F/2014/0225     | 199 Hurricane Way                | Proposed conversion of loft space to create habitable accommodation to dwelling with rear dormers and front velux roof window.   | <i>Withdrawn</i> |
| F/2014/0383     | 188 Fairwater Drive              | Proposed erection of part two storey and part first floor side extension, plus pitched roof to replace flat roof on front elevation of dwelling at ground floor level.                 | Approved         |
| F/2014/0401     | 32 Rose Close                    | Proposed erection of a part first floor, part two storey side extension and conversion of existing garage to additional habitable accommodation.                                       | Approved         |
| F/2014/0540     | 13 Eastwood Road                 | Proposed erection of a detached dwelling, following demolition and removal of existing garage.   | <i>Withdrawn</i> |
| F/2014/0590     | Land to rear of 10-12 Pitts Lane | Proposed erection of 3 detached dwellings with associated parking and creation of access. Demolition of outbuilding to No.12 Pitts Lane, and rearrangement of their front parking.     | REFUSED          |
| F/2014/0591     | 5 Caldbeck Drive                 | Proposed erection of a single storey rear extension, single storey front extension to existing garage, to include a front entrance porch and changes to existing flat roof to pitched. | Approved         |
| F/2014/0693     | 94 Butts Hill Road               | Proposed erection of single storey rear and side extension to dwelling.  | Approved         |
| F/2014/0695     | 60 Butts Hill Road               | Proposed erection of single storey rear and side extension plus front porch extension.   | Approved         |

| <b>Plan No.</b> | <b>Address</b>   | <b>Proposal</b>   | <b>Decision</b> |
|-----------------|--|---|-----------------|
| F/2014/0711     | 28 Nimrod Close  | Proposed erection of two storey side and single storey rear extension to dwelling.  | Approved        |
| F/2014/0716     | 25 Crockhamwell Road                                     | Proposed erection of single storey rear extension and conservatory to dwelling, part demolition and raising of existing roof, replacement with new 45 degree pitched roof including new rear dormer.  | Approved        |
| F/2014/0756     | 85 Bruce Road  | Proposed erection of a two storey rear extension to dwelling.   | Approved        |
| F/2014/0758     | 11 Pearson Way   | Proposed erection of single storey rear extension, changes to existing fenestration and provision of new ramped access to rear/side of dwelling.  | Approved        |
| F/2014/0803     | 83 Colemans Moor Road                                    | Proposed erection of new monopitch roof to replace flat roof on existing outbuilding and alterations to openings.   | Approved        |
| F/2014/0936     | Memorial Ground<br>Woodford Park<br>Haddon Drive         | Creation of a paved area with central war memorial on existing pathway, resurfacing of existing tarmac path with bonded gravel and stone set paving around the proposed memorial, erection of replacement gate posts, one pedestrian gate and double vehicular gates. | Approved        |
| HH/2014/0832    | 76 Vauxhall Drive  | 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 3.5m, for which the maximum height would be 3.0m, and for which the height of the eaves would be 2.725m.        | Approved        |
| NMT/2014/1082   | 27 Tennyson Road   | Application for a non-material amendment to planning consent F/2014/0396 to allow for the addition of 3 obscure roof lights.  | Approved        |
| RM/2013/1706    | Land to rear of<br>6 Phillips Close<br>Beggars Hill Road | Reserved matters (appearance, layout, scale, landscaping) application pursuant to outline planning consent O/2012/0414 for the erection of 1 detached house with access to be considered.   | Approved        |