SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0546

LOCATION:
The Doles House Doles Lane, Wokingham.

APPLICANT:
Mr & Mrs Alexander C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Alexander
C/O 4th Dimension Architectural Design
Sydenham House
95 High Street
CROWTHORNE
Berkshire
RG45 7AD

Application Number: F/2000/0546

Parish: **WOKINGHAM**

Location: **The Doles House, Doles Lane, Wokingham**

Proposal: **Proposed two storey rear extension to dwelling and single storey side extension plus front porch**

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 work 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, garaging and turning 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 WC window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The bathroom window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevations of the building.

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

Reason
2. To ensure a satisfactory external 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.

CH

Head of Planning and Transportation
Date: 18 April 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.

Received by Wokingham District Council

Application No: F/2000/0546

Proposal:
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

Location:
The Doles House , Doles 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2000. 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 Planning and Transportation

Brian Alexander – applicant
0118 979
Doles House 6565

Ex bdg has window in dining room.
Were going to block – but are now
keeping.

hire b of our letter

F 2000/0546
Emy Circuit

Are moving 150 mm + reducing in
size

DOLES HOUSE, DOLES LANE
F/2000/0546.

* • Existing floor area (internal → internal wall)

1) Ground floor : $11.5 \times 6.1 = 70.15 m^2$.

2) first floor : $(9.6 \times 3.4) + (3.1 \times 1.2) + 2(2.4 \times 0.8) = 40.2 m^2$

TOTAL FLOOR AREA (DWELLING) = $\underline{110.35 m^2}$.

• Proposed floor area (internal → internal wall)

1) Ground floor : $11.5 \times 10.3 = 118.45$ (48.3m² increase)

2) first floor : $11.5 \times 10.3 = 118.45$ (48.25² increase)

TOTAL PROPOSED FLOOR AREA (DWELLING) = $\underline{236.9 m^2}$

TOTAL INC. OVER ORIGINAL = $126.55 m^2$.

This represents a 115% increase of floor area in the countryside. $\left(\frac{236.9}{110.35}\right)$
(for dwelling alone).
not inc. garage & store.

* - Footprint (external - external wall).

1) Existing dwelling : $12.1 \times 6.7 = 81.07$
detached garage : $6.7 \times 3.3 = 22.11$
} $103.18 m^2$

2) Proposed (+ garage + store) : $(12.1 \times 10.9) + (6 \times 3) + (5.5 \times 3.1) = 166.94 m^2$

increase in footprint = $\frac{166.94 - 103.18}{103.18} = 62\%$

APPROVED

SC19. ~~SC4~~ WCC7.
SBE2/1 WRE1

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 April 2001
My ref: EXC/F/2000/0546
Your ref: RTH/5033

Richard Hart
Fourth Dimension
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

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 Mr Hart

PROPOSED AMENDMENTS TO APPROVED TWO-STOREY REAR AND SINGLE-STOREY SIDE EXTENSIONS TO DOLES HOUSE, DOLES LANE, WOKINGHAM – F/2000/0546

I write in response to your letter of 12 March, regarding proposed amendments to the approved extensions to Doles House, and apologise for the delay in doing so.

From your drawings 5033/06C and 5033/07A it appears that the proposed amendments are as follows:

1. substitution of French windows for a window and a window for French windows in the rear elevation of the kitchen/breakfast room,
2. store at the rear of the property to be changed to a playroom and utility room, with one window in the south-east elevation being replaced by a smaller window plus door,
3. transposing the en-suite bathroom and dressing room to bedroom one,
4. reduction in the size of the lounge and a corresponding increase in the size of the dining room, now noted as a family room,
5. relocation of the ground-floor WC,
6. reduction in the size of the study and increase in the size of the utility room, now noted as a dining room, with the insertion of a window to the dining room in the north-west, side elevation.

The proposed alterations 1-5 above are acceptable as minor amendments to the approved proposal. However, condition 6 of approval F/2000/0546 requires approval for the construction of windows in the side elevations and, hence the insertion of the dining room window cannot be considered as a minor amendment.

Dining room window already exists, proposal is to reduce ... dr
JAM 3/5/01

File: Doles House,
Doles Lane,
F_2000_0546.doc

If you would like any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely



Anna Cronin
Head of Planning and Transportation Services

Ref RTH/ 5033

12 March 2001

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: APP No F/2000/0546 – Doles House, Doles Lane, Wokingham.

Further to our recent planning approval for the above project, our client wishes to make some alterations to the windows, position of the single storey rear extension and internal layout as indicated on enclosed drawings 5033/ 06C/ 07C/ 08A & 09A.

We formally request these alterations are treated as a minor amendment to the approved drawings and look forward to hearing from you in the near future.

Yours faithfully,

Richard Hart.
4th Dimension Architectural Design.

PLANNING SERVICES	MPT 41259
POL	TLS
DC ES	ENF
APP	
CS	
16 MAR 2001	
COPIES TO:	ACK:
	FILE:

C:C Mr & Mrs Alexander

condition 6 - no windows in side elevations

also changes to internal layout

approved — proposed

store → playroom + utility → window → door facing into rear garden

family → dining

study + utility → study + dining (new side window facing driftway)

1st floor dressing room + ensuite switched (bedroom 1).

officer's report - Driftway - garage along boundary - no side windows except in L-shape rear extn.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Mr Alexander

Of 4/2000/0546

Phone No. 0118 9796565 Ext. _____

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

MESSAGE Doles House, Doles Lane –

outerskin –

Benfield Rd – no longer make ∴ want

→ Kenilworth Rd. – ~~true high~~ –

went out on site 10/4 +

confirmed the Kenilworth tricks would be ok.

– Mr Alexander will send in a letter confirming the trick type to be used & I will write back to confirm this is ok

Signed MAB.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/0546

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

Mr & Mrs B A Alexander
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION 2000/0546
SITE: DOLES HOUSE, DOLES LANE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0546 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0546, NB
BUILDING CONTROL NUMBER	FP2000/0733 Martin
~~APPLICANT~~/AGENT	4th Dimension
ADDRESS OF SITE	Doles House, Doles Lane LOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext & S/S side ext & front porch.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5033/07B	5033/07A
FLOOR PLANS	5033/06B	5033/06A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	16/6/00.	

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	

Application Number F/2000/0546
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~			~~The cumulative impact of the proposed development would be unacceptably alter the scale of development upon the site and be detrimental to the character of the rural area. As such, the proposal is considered contrary to Policies SBE1, SBE2 and SC19 of the South East Area Local Plan and Policies WBE1 and WCC7 of the Wokingham District Local Plan (Consolidated Document November 1999).~~
1	SC01	SR02	
2	SC53	SR12	INS: WORK.
3	SC23	SR06	INS: PARKING, GARAGING + TURNING.
4	SC20	SR24	WC.
~~5~~	~~SC20~~	~~SR24~~	FRONT ELEVATION
5	SC20	SR24	BATHROOM
			FRONT ELEVATION.
6	SC08	SR05	SIDE ELEVATIONS OF THE BUILDING

RECORD OF SITE VISIT

SITE ADDRESS: The Doles House
Doles Lane Wokingham.

APPLICATION NUMBER: F/2000/0546

OFFICER: Natalie Brown

DATE OF SITE VISIT: 6/3/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence at front of property.

2. DESCRIPTION OF SURROUNDINGS
Rural - residential of varying designs - detached.
Dwellings have had extns to them.

3. DESCRIPTION OF SITE/BUILDING
large rear garden - patio area / grass.
Shrubs in border.

4. RELATIONSHIP TO ADJOINING PROPERTIES
½ hipped = roof.
Dovedale - b. line beyond no side windows - has a rear dormer
Driveway - Garage b'line alongside boundary
↳ flat roof - no side window in main b. line
but in 'L' shaped elev first floor window.

5. SITE CONSTRAINTS
NB front building lines of dwellings are different and not necessarily parallel to the road (Doles Lane).

TREES some in border

ACCESS/PARKING ample parking on driveway - existing garage to be removed and replaced

LEVELS - above level of road by approx 1m (?)

BOUNDARY TREATMENT 1.8m fence / hedging with Driveway open at rear to field.
1.8m fencing with Dovedale.
Tall conifers - front side boundaries -
wall & fencing at front -
existing garage not visible

OTHERS



to become 3 dormers

NB change to shape of building at front, side & rear

Change to front elev of roof - 1st floor to become level with g/f.

Obscures view of side of dwelling from ~~Barkham Road~~ Doles lane as approach from Barkham Road

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0546

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0546
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14/4/2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0546**
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0546

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: F/2000/0546
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14/4/2000

Yours faithfully

Chris Lloyd
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0546**
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0546

CONFIDENTIAL

Councillor D 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/2000/0546
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14/4/2000.

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0546**
The Doles House , Doles Lane, , Wokingham.
Proposed two storey rear extension to dwelling and single storey side extension plus *front porch.*

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0546

Applicant : Mr & Mrs Alexander C/O 4th Dimension Architectural Design.

Location : The Doles House , Doles Lane, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling and single storey side extension plus front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/3/2000

Date of Neighbour Notifications : n/a

Date of Site Visit : 6/3/2000

Date Registered : 07/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

Wokingham PC : 1/3/2000 : "No objections"

Highways : 7/3/2000 : conditions - see file

Neighbours/EN : none received.

Planning Issues : (Rural, sep of settlement/green gap & wedge)

① Impact upon neighbouring properties (WBE1, SBE1 SBE2)

② Impact upon the character of the area
WBE1, SBE1 SBE2 & SV2/SC19 + WCC1, WCC7 (rural/countryside) & WCC2, SC1 (Green gap/sep. settlement)

③ Impact upon highway safety.

- Previous planning applications for 2 storey rear extn, S.S side extn & front por 99/69823/F + 99/70737/F (both refused).

NB: photographs in app 99/69823/F.

Application Number: F/2000/0546

Appraisal :

① Impact upon neighbouring properties:
'Dolas House' is a detached property situated in a lane amongst other detached properties of varying size & designs.
Both Dovedale + Driftway have extensions extending beyond the current rear building line of Dolas House. Pre-app advice & current plans show that the proposed extns would not be beyond the neighbouring property extensions.
Dovedale: 2 storey extn beyond Dolas House.
There would be a proposed 2 storey extn level with Dovedale.
Driftway: has a single storey garage along boundary.
Proposed garage + store to be along this boundary & not beyond existing at Driftway.
Boundaries: 1.8m (rear) fencing with Driftway + Dovedale
open at rear to fields
front: tall conifer hedging at sides, wall + gates at front with lane.
Due to the fact that the proposed extns will not extend beyond existing extns of neighbouring properties and match 2 storey: 2 storey etc along boundaries, there will be no detrimental impact by either overshadowing, overbearing nor overlooking (no windows in side elevations).

② Impact upon the character of the area:
The dwelling is situated along a lane in a rural setting given the designation of separation of settlement/green gap/wedge.
~~Whilst~~ This application has seen a pitched roof instead of mono-pitched roof between garage/store & house (to provide the gap between house + garage) - and seen building lines not to exceed beyond existing at neighbours. ~~There is still an issue of unacceptable scale of development within a rural area/separation of settlement.~~
There will be approximately 62% increase in footprint (including garages) and 115% increase of floor area (not including garages).
~~(i.e. there will be a detrimental to the character of the rural area, by significantly alterating the scale/size of development on site. The % increases above are significantly above the '50%' level of increase usually considered to be the acceptable level within a countryside/rural setting.~~
It is not considered that this increase will have any detrimental impact upon the character of the area when considered with the built up nature of the area as it stands.

∴ there is still a gap between the dwelling ∴ no impact upon the separation of settlement. (width of existing + proposed dwelling (not inc garage) still the same. Visual separation will still be maintained. There is a change in 'length' component at ground + first floor level, but this will be comparable to 'length' of the neighbouring dwellings

Recomendation : ~~Approval:~~ ☑ ~~Refusal:~~ ☐
(tick appropriate box)

CONDITIONAL APPROVAL

③ Impact upon highway safety:
There are 2 existing bedrooms + 5 proposed.
There is provision for 4 off-road parking spaces satisfying the Council's parking standards of 4 spaces for 5 bedrooms.
The HA have no objections to the proposed d'ment provided that space for parking, garaging + turning remains for that purpose.

WOKINGHAM D.C. DEVELOPMENT CONTROL

pre-app attached

Start date:	07 FEB 2000
Officer: NAB	Application No. F/2000/0546

Map No. 83 Site ...a.07....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION PLUS FRONT PORCH ~~EXTENSION~~

Location: DOLES HOUSE DOLES LANE

Parish: WOKINGHAM Ward: Evendons
16.2.2000

Applicant: MR/MRS ALEXANDER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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			
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 : 16.2.2000 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:

..... (Rural Area)

.....

..... No. new pre-apps .....

NEIGHBOURS:

S/N + Dovedale, Doles Lane ✓

Driftway, Doles Lane

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 16 February 2000

Application Number: F/2000/0546

Proposal: Proposed two storey rear extension to dwelling and single storey side extension plus front porch..

Site Address:
The Doles House , Doles Lane, , Wokingham.

Applicant:
Mr & Mrs Alexander C/O 4th Dimension Architectural Design.

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).

SC 23 – PARKING, GARAGING & TURNING (SR06)

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

1-3-00

PLANNING
POL
DC
CC
01 MAR 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0546

Proposal: Proposed two storey rear extension to dwelling and single storey side extension plus front porch

Site Address: The Doles House, Doles Lane, Wokingham

Applicant: Mr & Mrs Alexander c/o 4th Dimension Architectural Design

Your observations are required in respect of this application by **11/03/2000**

Objections:

No Objections

SIGNED: _____ **DATE: 28 February 2000**

CLERK TO Wokingham Town Council

07 FEB 2000* 0546

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5033

29 January, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 'Doles House', Doles Lane, Wokingham

Please find enclosed six copies of our drawings 5003/ 01/ 06A & 07A illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

1933

~~FIELD~~ THE DOLLS HOUSE

ADDRESS DOLLS LANE PARISH WOKINGHAM

PLOT No. X HARLAND) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
BR 6876	MRS. R. HOOD	GARAGE/NEW DRAINAGE	19.7.77	A
BR21097	D. WELCH	ROOF CONV	5.8.83	REF
19924	"	"	25.8.83	C
BR.21325	"	"	21.10.83	APP.
99/69823/F	Mr & Mrs Alexander.	2/st/r extn + s/st/s extn & fr. porch.	14/7/99	R
99/70737/F	Mr & Mrs Alexander	2/st/r extn + s/st/s extn c/r. porch	13.12.99	R

MINISTRY DECISION

SPECIAL ORDERS

1305 **ENVIRONMENTAL SERVICES**

07 FEB 2000* 0546

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS ALEXANDER
	ADDRESS	DOLES HOUSE
		DOLES LANE
		WOKINGHAM
		BERKS
	POST CODE	TEL NO
	AGENT'S NAME	4TH DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	SYDENHAM HO
		95 HIGH ST
		CROWTHORNE
		BERKS
	POST CODE	RG45 7AQ TEL NO 01344 760272
3	SITE LOCATION	DOLES HOUSE
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	DOLES LANE
		WOKINGHAM
		BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	D/S REAR EXTENSION
		S/S SIDE EXTENSION
		FRONT PORCH
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH EXIST PLAIN TILES TO MATCH EXIST
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 2	Proposed: 5
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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		✓
	(ii) 1:500 scale site layout plan		✓
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

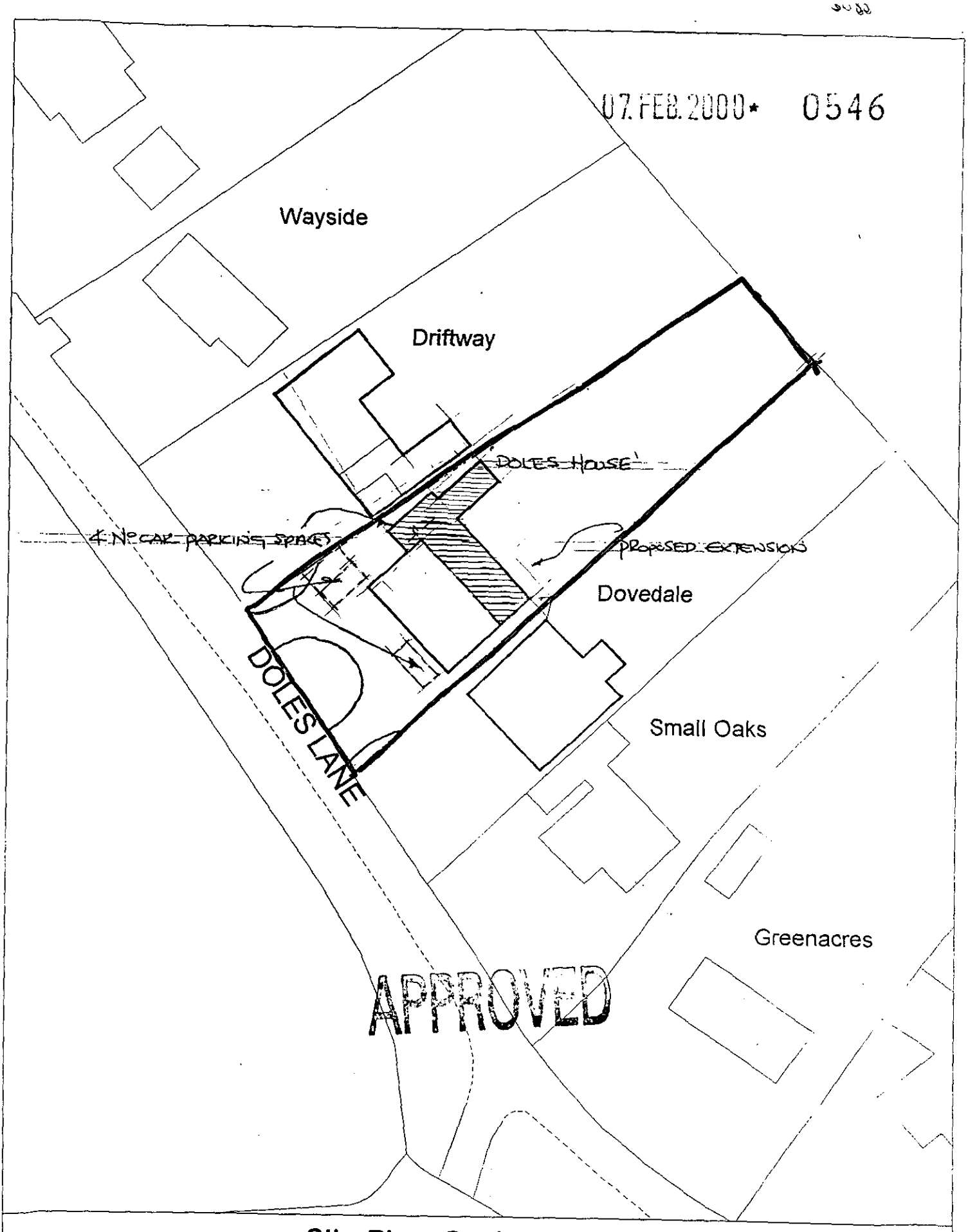
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED 4th DIMENSION ARCHITECTURAL DESIGN ON BEHALF OF MR + MRS ALEXANDER

DATE 29 / 01 / 2000

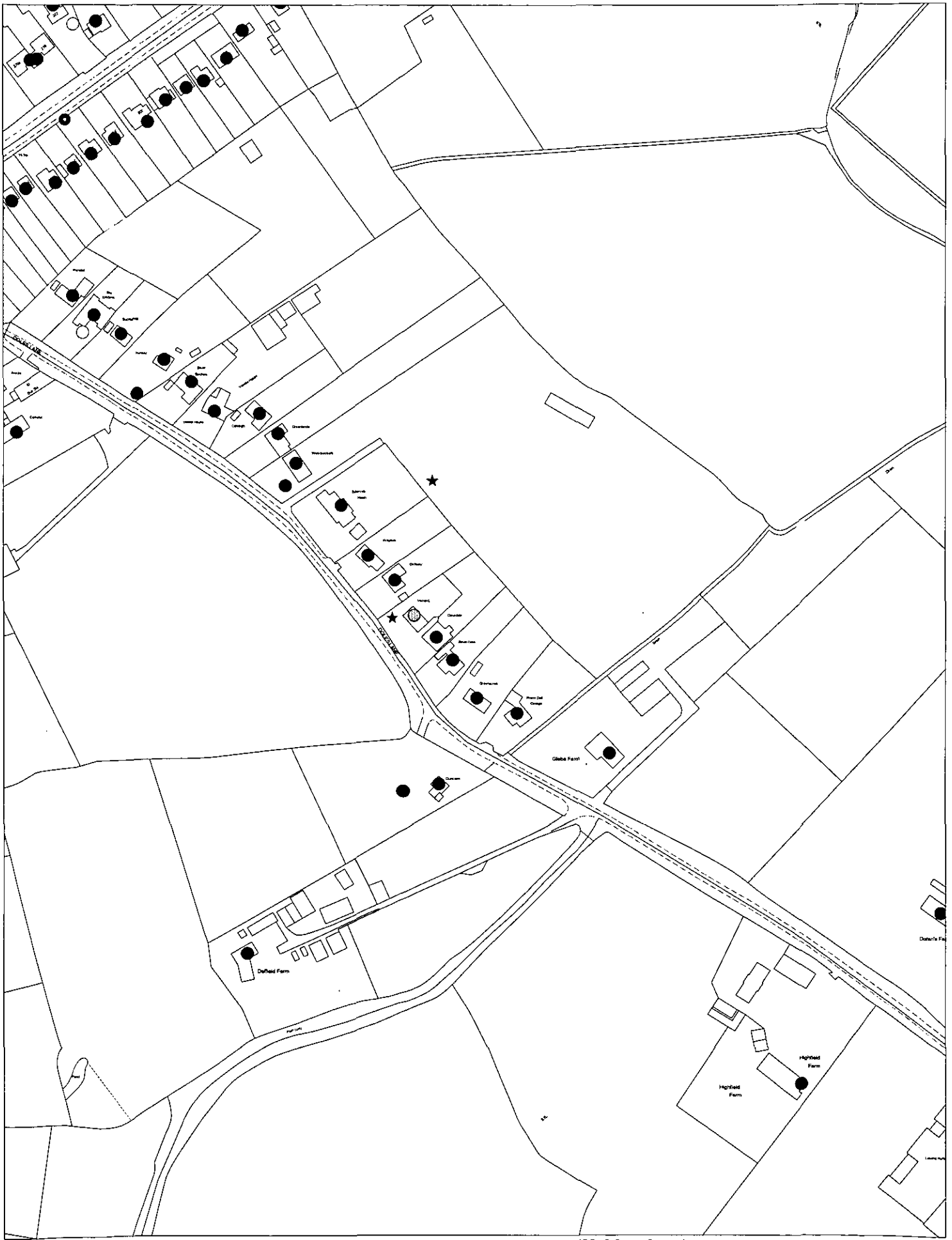
Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 500

This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 24 May 1999



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

18 February 2000

Scale: 1 : 2500

N
W E
S