APPLICATION NO:
F/2001/3455

LOCATION:
84 Matthews Green Road, Wokingham.

APPLICANT:
Mr & Mrs M Cutcher C/O Romar Building Design

PROPOSAL:
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 27/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

Original File Drawing

EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226966 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3455**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Cutcher
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JT

Application Number: F/2001/3455

Parish: **WOKINGHAM**

Location: **84, Matthews Green Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall of the north west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 STV1/6 and SBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3455	AT
BUILDING CONTROL NUMBER	FP2001/1860	Howard
~~APPLICANT~~/AGENT	Romer Building Design	
ADDRESS OF SITE	84 Matthew Green Road Emmbrook WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext. new pitched roof on existing ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/01/01	ROM/01/01 + plan rec'd 2/3/0
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3455

Applicant : Mr & Mrs M Cutcher C/O Romar Building Design.

Location : 84, Matthews Green Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : ~~27~~/03/01

Date Registered : 02/03/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 27/04/2001. 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 :

Neighbours: No comments received
Wokingham TC: ~~No comments received~~. No Objection
~~Highways: Proposed as conditions~~

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
~~3) Highways~~

Application Number: F/2001/3455

Appraisal:

The proposal is for a single storey rear extension and for a new-pitched roof over the existing extension, to a 2-storey previously extended detached house.

It will be 4.4 metres wide and will project a further 3.3 metres from the existing kitchen to form a breakfast room. To be constructed in brick with a pitched tiled roof. The eaves height of the roof will be 3.2 metres with a ridge height of 4.2 metres. The long rear garden is enclosed with the combination of 1.8 metre high close-boarded fencing and a 2.3 metre (approx) high laurel hedging. The ground level at the rear of the property drops downhill towards the rear boundary.

1) Impact on neighbouring properties

No.86, to the north west, 2-storey, semi-detached Victorian house. Positioned 2.5 m away from proposal behind a 1.8 metre close-boarded boundary fence. Extended to the rear by 1.7 metres, with a single storey lean to extension. Main windows at ground floor and at first floor face rear garden, there are no windows in the flank elevation. Therefore it is considered that due to the orientation and shallow roof pitch of the proposal the occupants of this property will not be overshadowed.

No.82a, to the south east, 2-storey semi-detached house. Extended to the side with a 2-storey extension, main windows at ground floor and at first floor face rear garden. However it is considered that due to the orientation and distance away, (20 metres) behind single storey garages on boundary line the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The design of the rear extension will be in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~Refusal [ ]~~
(tick appropriate box)

Application Number F/2001/3455
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to match
3.	C044	R044	No windows to be inserted "flank wall" ~~extension~~ " north west elevation of extension
			Informatives
	N04		Planning Permission Only (NO BR Approval)
Informative for approvals			
N16			
~~LODDON AREA LOCAL PLAN POLICIES:~~			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			STV1/6 SBE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			ENV1
~~MINERALS LOCAL PLAN POLICIES:~~			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 9/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 84 Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2001/3455

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front gate post

2. DESCRIPTION OF SURROUNDINGS Residential facing road frontage / busy road - overlooking open fields
No. 82a 2 storey semidetached house, currently has an application for rear garage + family room. Extended to rear. Single storey garage adjacent.
No. 86, 2 storey 'V' styled 2 semidetached pair of houses.
main windows face rear garden, no windows on flank elevation

3. DESCRIPTION OF SITE/BUILDING Long rear gardens
Refer to Site Plan / Properties of all different ages + styles set back from road

4. RELATIONSHIP TO ADJOINING PROPERTIES 2 storey detached modernised + extended Victorian styled house
Orange brick with yellow brick details about windows at front, white UPVC windows + fascia boards + black guttering. Grey slate roof.
Enclosed rear garden 1.8m cb fencing.

5. SITE CONSTRAINTS

TREES — None effected

ACCESS/PARKING — As existing at front

LEVELS — The ground level drops away at the rear

BOUNDARY TREATMENT — No 82a, 1m high open wire fence, single storey garage of No 84, then garage wall of No 82a, 2 - 2.3m high laurel hedging.

OTHERS — No 86, 1.8m cb fencing ~~post~~ beyond ext line. low cb fencing at side + front then after side gate it rises to 1.8m fence level

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3455

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3455
84, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3455**
84, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3455

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3455**
84, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3455

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3455**
84, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2001/3455

Proposal:
Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension.

Location:
84, Matthews Green Road, , 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3455
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

for filing with JRM

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3455

Proposal: Proposed single storey rear extension to dwelling and new pitched roof on existing rear extension

Site Address: 84 Matthewsgreen Road, Wokingham

Applicant: Mr & Mrs M Cutcher C/O Romar Building Design

Your observations are required in respect of this application **by 30/03/01**

No objection

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 APR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 ~~FEB~~ 2001 Valid 02 MAR 2001
Officer: AT	Application No. F|2001|3455

Map No. 68A Site 0.13
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING + new pitched roof on existing rear ext.

Location: 84 MATTHEWS GREEN ROAD

Parish: WOKINGHAM Ward: Emmbrook ✓ 7/3

Applicant: MR/MRS CUTCHER

Fee Received 95-00 (13) Required ..... Additional ..... Refund .....

Enforcement Section 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	Steps from breakfast room door shown on floor plan but not on elevations.	phoned	27/2 ✓
6	Floor plans		27/2	AR
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. : .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

..... S/N + see map. ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

OAK LODGE 84 MATTHEWSGREEN ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
R/29/63			PRIME/ Extension	30/5/63 app			
B/S/14/71	✓	'71	Provision of playgroup for up to 7 children ~~MON.-FRI. 9.30-12 noon only.~~ (~~B/R/29/63~~ refers)	16.9.71 Tpy Cond. expg.30.9.74			

PD enq - Garden Chalet - Mr knight 12.10.00

PD enq - Log Cabin - Mr M Cutcher - 01/09/00

1959/a

HOUSEHOLDER PLANNING APPLICATION

DELEGATED — WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

02.MAR2001* 3455

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. * Mrs M CUTCHER
	ADDRESS	84 MATTHEWSGREEN Road
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JT Tel. No. 9619580
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN
	ADDRESS	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JB Tel. No. 07939 230209.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	84 MATTHEWSGREEN Road
		EMMBROOK
		WOKINGHAM BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION

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 MATERIAL TO BE USED — ALL TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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:

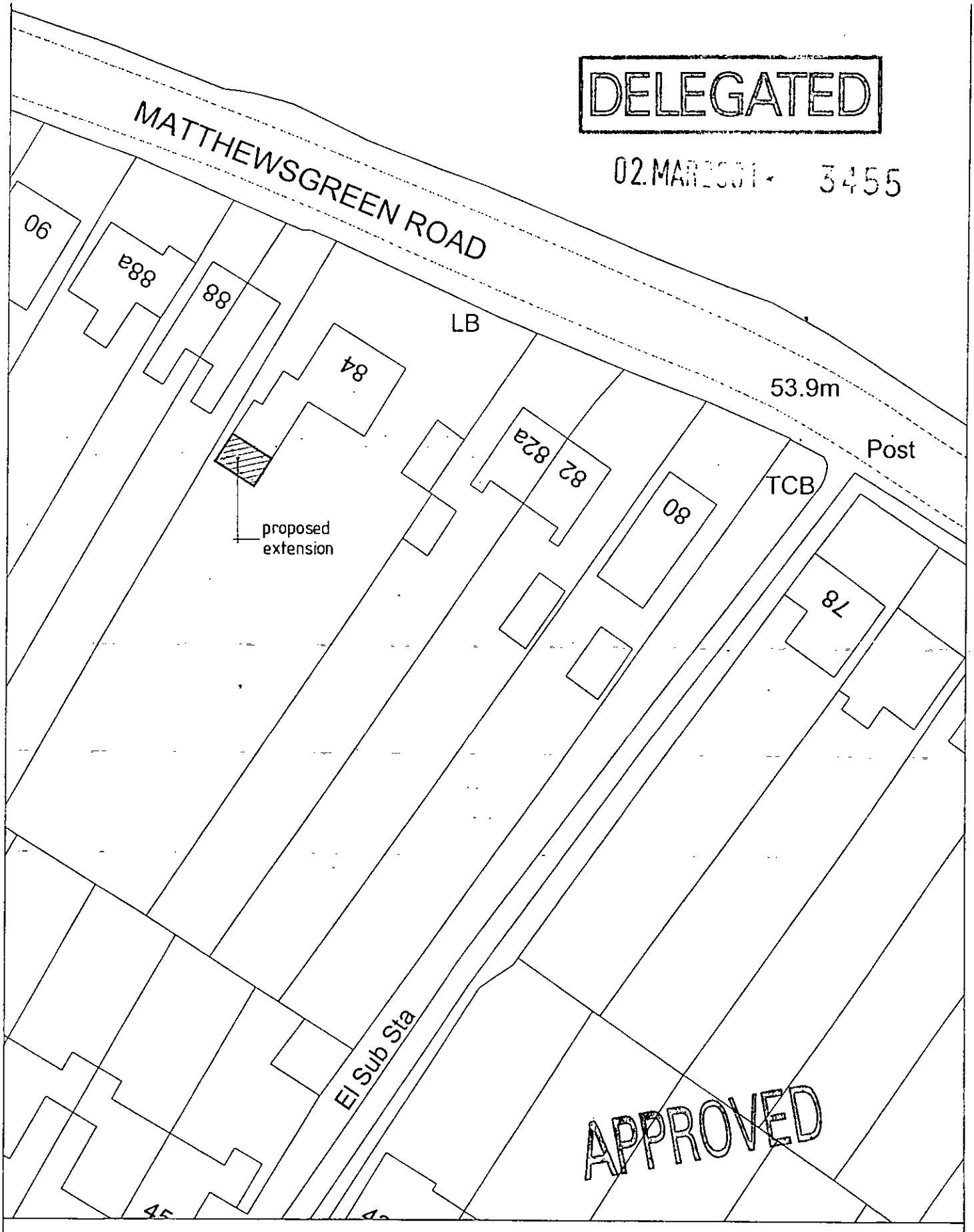
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 [signature] ON BEHALF OF Mr. + Mrs M. Cotcher

DATE 15.02.01.



Site Plan, Scale: 1 to 500

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Date: 5 February 2001

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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2001 Scale: 1 : 1250

N W E S