APPLICATION NO:

F/2000/2924

LOCATION:

104 London Road, Wokingham.

APPLICANT:

Mr A Tucker C/O ARD Chartered Architects

PROPOSAL:

Proposed single storey rear extension to dwelling (Retrospective).

EARLIEST DATE FOR DECISION: **01/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2001

CASE OFFICER: **John Leggett**

APPROVED

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Tucker
C/O ARD Chartered Architects
13 Circuit Lane
Reading
Berkshire
RG30 3HB

Application Number: F/2000/2924

Parish: **WOKINGHAM**

Location: **104, London Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling (Retrospective).**

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.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 10/01/2001

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 January 2001
My ref. JRM/SB/F/2000/2924
Your ref. SJ DT T200802

37099
37131

Wickham & Lloyd-Edwards
Solicitors
DX 8752 Weymouth

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

MR A G TUCKER
SALE OF 104 LONDON ROAD, WOKINGHAM

Further to your letter of 24 November I confirm that planning permission has now been granted for the retention of the extension at 104 London Road.

Yours faithfully

JOHN MITCHELL
Development Control Manager

01305 771372

Wickham & Lloyd-Edwards

Solicitors

69 The Esplanade
Weymouth
Dorset DT4 7AJ
Weymouth (01305) 783766

DX 8752 Weymouth
Fax: (01305) 771372
e-mail: law@wle-sols.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC JRM	SNF
APP	
CS	37099
28 NOV 2000	
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	FILE: F/2000/2924

REPLY REQUIRED 12/12

Mrs H Pollock - Planning Dept.
Wokingham District Council
DX 33506 WOKINGHAM

Date: 24 November 2000
Your Ref:
Our Ref: SJ DT T200802

Fax No: 0118 974 6484

Dear Madam

Mr A G Tucker
Sale of 104 London Road Wokingham

Please find enclosed copy letter today faxed to your Chief Executive.

Yours faithfully

W. Wickham

Enc

Charming letter, (Not)
Quite what they expect
me CE to do about it
I'd love to know!!

Partners: E. J. Lilley LL.B., S. Jones LL.B., J. Talbot M.A. (Cantab)
Solicitors: R. E. Barrett, Miss V. Sales B.A., Mrs. J. S. Sanders B.A., S. Peck LL.B.
Members of the Law Society's Children Panel, Family Law Panel, Personal Injury Panel
This firm is regulated by the Law Society in the conduct of investment business.

Community Legal Service

The Chief Executive - Mrs J Earl
Wokingham District Council
DX 33506 WOKINGHAM

24 November 2000

Fax: 0118 989 0877

SJ DT T200802

Dear Madam

Mr A G Tucker
Sale of 104 London Road Wokingham

We act for Mr Tucker in the sale of the above property.

In 1997 our client's mother obtained a disabled facilities grant for work to be done at the property at a cost of between £13,000.00 and £15,000.00. We enclose a copy letter from Mr Mahony, the Grants Officer, and refer you to the second page in which he states that grant approval will not be issued until the necessary Planning Permission and/or approval under Building Regulations had been obtained. The work was apparently carried out in consultation with Social Services and we understand that they instructed an architect to deal with the extension who liaised with your Mr Mahony at all times. The works were completed and the grant was paid in December 1997.

Our client is now seeking to sell the property and indeed we received a telephone call from the purchaser's solicitors that they were ready to exchange contracts on the 22nd of this month. However approximately an hour before receiving that telephone call we received a faxed letter from Helen Pollock of your Planning Department, a copy of which we enclose. We are duty bound to reveal all relevant information to the purchaser's solicitors and we accordingly had to fax a copy of that letter straight to them and as a result their client is now unable to proceed with the purchase. They are of course quite right in their stance as they will also be acting for their client's lender, who will require Planning Permission and Building Regulations consents to have been obtained. Furthermore since the extension was carried out within the last four years planning enforcement action could be taken against it and there is also the possibility of injunction proceedings under Section 36(6) of the Building Act 1984 being taken as well. The consequence of this is that our client is now going to be unable to exchange contracts on his sale and indeed complete it until such time as the Planning Permission is granted. Helen Pollock has advised our client that the statutory time for such applications is eight weeks. We are accordingly instructed to write to you to bring to

your attention the fact that the grant monies clearly should not have been paid over back in 1997 until both Planning Permission and Building Regulations Approvals were obtained, as set out in your Council's own letter of the 1st July 1997. Our client only obtained a Certificate of Completion for Building Regulations on the 2nd May this year following a visit he had to make to the Council.

As stated above no Planning Permission has yet been granted. We are accordingly writing to advise you that unless retrospective Planning Permission is granted immediately we propose to take the matter up with the Local Government Ombudsman on the basis that your Grants Officer owed a duty of care to our client not to part with monies until Planning Permission and Building Regulations had been obtained and that he has failed in his duty. The consequence to our client may well be the loss of the sale of the property and the delay itself will result in our client losing interest on the net sale proceeds pending completion, having to continue to pay for a mortgage he took up to purchase a property in Weymouth which will be redeemed on completion of 104 London Road and additional legal fees and expenses.

We accordingly ask you to look into the matter urgently, to grant retrospective Planning Permission without delay, or failing that to advise us of the address of the ombudsman to whom we may refer this complaint.

There are other points of concern which we have not included in this letter at this time in the hope that the matter is resolved urgently. If it is not, we reserve the right t refer these additional matters to the Ombudsman.

Yours faithfully

Tel. 0118 9778703 (Direct Line)

Date 1 July 1997

Your ref.

My ref. CJM/KP/EQ000547

Health & Housing Department
P.O. Box 154
Shute End, Wokingham
Berkshire, RG40 1WN
Tel: (0118) 978 6833
Fax: (0118) 977 8867
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Mrs P M Tucker
104 London Road
Wokingham
Berkshire

Dear Mrs Tucker,

HOUSING GRANTS, CONSTRUCTION AND REGENERATION ACT 1996: DISABLED FACILITIES GRANT

I refer to your enquiry concerning the possibility of a disabled facilities grant or a house renovation grant.

From the preliminary information provided and an inspection of the above mentioned property I am able to inform you that the works indicated on the enclosed schedule/estimate forms will be eligible for a grant.

If you wish to proceed with a grant you should: -

(a) have prepared a plan showing the property as it is now and how it will be when the works are completed (if applicable).

(b) obtain two itemised estimates for the works. These must be submitted on the enclosed schedule/estimate forms. An extra copy of the form is provided should you wish to obtain an additional estimate.

NOTE: If you intend to do the work yourself, you should prepare instead a priced list of all the materials you will use.

(c) obtain particulars of any preliminary or ancillary services and charges e.g. professional fees, expenses for plans, surveys, Building Regulations, legal work etc.

If you are a tenant your landlord's permission for the proposed works will be sought by this office.

On receipt of all the necessary forms and documents your application will be considered and if approved you will be sent an Approval Notice, entitling you to commence the eligible works.

Grant approval will not be issued until you have obtained any necessary planning permission and/or approval under the Building Regulations. Therefore, if you have not already done so, you should consult the Planning Department and/or the Building Control Section at the Council offices, about these matters straight away so that your grant application is not delayed.

If the work is to be carried out to a Listed Building special consent may be required. Accordingly, if applicable, you are advised to contact the Planning Department at the Council offices.

You are reminded that you must not start any grant work until you receive notice of approval otherwise you may invalidate your application.

This notification does not commit the Council in any way. It is merely to inform you that your proposals might be favourably considered.

If you require clarification or assistance on any aspect of the grant, please do not hesitate to contact this office.

Yours faithfully,

MR. J. MAHONY
SENIOR TECHNICAL OFFICER

Wickham & Lloyd-Edwards
Solicitors

69 The Esplanade
Weymouth
Dorset DT4 7AJ
Weymouth (01305) 783766

DX 8752 Weymouth
Fax: (01305) 771372
e-mail: law@wle-sols.co.uk

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CS	
28 NOV 2000	
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	FILE: F/2000/2924

Mrs H Pollock - Planning Dept.
Wokingham District Council
DX 33506 WOKINGHAM

Date: 24 November 2000

Your Ref:

Our Ref: SJ DT T200802

Fax No: 0118 974 6484

Dear Madam

Mr A G Tucker
Sale of 104 London Road Wokingham

Please find enclosed copy letter today faxed to your Chief Executive.

Yours faithfully

W. Lloyd-Edwards

Enc

Partners: E. J. Lilley LL.B., S. Jones LL.B., J. Talbot M.A. (Cantab)
Solicitors: R. E. Barrett, Miss V. Sales B.A., Mrs. J. K. Sanders B.A., S. Peck LL.B.
Members of the Law Society's Children Panel, Family Law Panel, Personal Injury Panel
This firm is regulated by the Law Society in the conduct of investment business.

Community Legal Service

The Chief Executive - Mrs J Earl
Wokingham District Council
DX 33506 WOKINGHAM

24 November 2000

Fax: 0118 989 0877

SJ DT T200802

Dear Madam

Mr A G Tucker
Sale of 104 London Road Wokingham

We act for Mr Tucker in the sale of the above property.

In 1997 our client's mother obtained a disabled facilities grant for work to be done at the property at a cost of between £13,000.00 and £15,000.00. We enclose a copy letter from Mr Mahony, the Grants Officer, and refer you to the second page in which he states that grant approval will not be issued until the necessary Planning Permission and/or approval under Building Regulations had been obtained. The work was apparently carried out in consultation with Social Services and we understand that they instructed an architect to deal with the extension who liaised with your Mr Mahony at all times. The works were completed and the grant was paid in December 1997.

Our client is now seeking to sell the property and indeed we received a telephone call from the purchaser's solicitors that they were ready to exchange contracts on the 22nd of this month. However approximately an hour before receiving that telephone call we received a faxed letter from Helen Pollock of your Planning Department, a copy of which we enclose. We are duty bound to reveal all relevant information to the purchaser's solicitors and we accordingly had to fax a copy of that letter straight to them and as a result their client is now unable to proceed with the purchase. They are of course quite right in their stance as they will also be acting for their client's lender, who will require Planning Permission and Building Regulations consents to have been obtained. Furthermore since the extension was carried out within the last four years planning enforcement action could be taken against it and there is also the possibility of injunction proceedings under Section 36(6) of the Building Act 1984 being taken as well. The consequence of this is that our client is now going to be unable to exchange contracts on his sale and indeed complete it until such time as the Planning Permission is granted. Helen Pollock has advised our client that the statutory time for such applications is eight weeks. We are accordingly instructed to write to you to bring to

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As stated above no Planning Permission has yet been granted. We are accordingly writing to advise you that unless retrospective Planning Permission is granted immediately we propose to take the matter up with the Local Government Ombudsman on the basis that your Grants Officer owed a duty of care to our client not to part with monies until Planning Permission and Building Regulations had been obtained and that he has failed in his duty. The consequence to our client may well be the loss of the sale of the property and the delay itself will result in our client losing interest on the net sale proceeds pending completion, having to continue to pay for a mortgage he took up to purchase a property in Weymouth which will be redeemed on completion of 104 London Road and additional legal fees and expenses.

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There are other points of concern which we have not included in this letter at this time in the hope that the matter is resolved urgently. If it is not, we reserve the right t refer these additional matters to the Ombudsman.

Yours faithfully

Tel. 0118 9778703 (Direct Line)

Date 1 July 1997

Your ref.

My ref. CJM/KP/EQ000547

Health & Housing Department
P.O. Box 154
Shute End, Wokingham
Berkshire, RG40 1WN
Tel: (0118) 978 6833
Fax: (0118) 977 8867
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Mrs P M Tucker
104 London Road
Wokingham
Berkshire

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If you wish to proceed with a grant you should: -

(a) have prepared a plan showing the property as it is now and how it will be when the works are completed (if applicable).

(b) obtain two itemised estimates for the works. These must be submitted on the enclosed schedule/estimate forms. An extra copy of the form is provided should you wish to obtain an additional estimate.

NOTE: If you intend to do the work yourself, you should prepare instead a priced list of all the materials you will use.

(c) obtain particulars of any preliminary or ancillary services and charges e.g. professional fees, expenses for plans, surveys, Building Regulations, legal work etc.

If you are a tenant your landlord's permission for the proposed works will be sought by this office.

On receipt of all the necessary forms and documents your application will be considered and if approved you will be sent an Approval Notice, entitling you to commence the eligible works.

RECYCLED 75% PAPER
PAM APPROVED RECYCLED
INVESTORS IN
LOW CHLORINE PAPER

Grant approval will not be issued until you have obtained any necessary planning permission and/or approval under the Building Regulations. Therefore, if you have not already done so, you should consult the Planning Department and/or the Building Control Section at the Council offices, about these matters straight away so that your grant application is not delayed.

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This notification does not commit the Council in any way. It is merely to inform you that your proposals might be favourably considered.

If you require clarification or assistance on any aspect of the grant, please do not hesitate to contact this office.

Yours faithfully,

MR. J. MAHONY
SENIOR TECHNICAL OFFICER

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 January 2001
My ref. JRM/SB/F/2000/2924
Your ref. SJ DT T200802

Wickham & Lloyd-Edwards
Solicitors
DX 8752 Weymouth

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

MR A G TUCKER
SALE OF 104 LONDON ROAD, WOKINGHAM

Further to my letter of 12 January, I enclose as requested a copy of the decision notice granting Planning Approval for a single storey rear extension (retrospective) at the above property.

Yours faithfully

SB

pp JOHN MITCHELL
Development Control Manager

Encl

WORK SHEET FOR : John Leggett

Application Number : F/2000/2924

Applicant : Mr A Tucker C/O ARD Chartered Architects.

Location : 104, London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling (Retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓		21 | 12 | 00

Date of Neighbour Notifications : .....

Date of Site Visit : 21 | 12 | 00

Date Registered : 28/11/2000

Earliest Date for Decision : 01/01/2001

Latest Consultation Date/Site Notice Expiry Date : 01/01/2001

This application will have expired on: 23/01/2001. 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 :

NONE APPLIC'

Planning Issues :

STREET SCENE — N/A AS TO REAR + ACCESS TRACK ONLY.

Application Number: F/2000/2924

Appraisal :

This existing extension has none or absolute minimum impact on the street scene as:
1/. to rear of property only.
2/. sheilded on all sides by 2m high fencing.
The brickwork, tiles and glazing style all match the existing property. There is no neighbour to the east side of the extension and as this is an end terrace property, there is no overbearing visual impact.

The size of the development is not extensive enough to overshadow the neighbouring property.

This would possibly be PD were it not for the technicality of being adjacent to a highway - in this case a track to access garages and road.

There is therefore no detrimental impact to neighbouring properties or the street scene.

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

Application Number F/2000/2924
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		NONE	

RECORD OF SITE VISIT

SITE ADDRESS: 104 London Road
Wokingham.

APPLICATION NUMBER: F/2000/2924

OFFICER: John Leggett

DATE OF SITE VISIT: 21/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

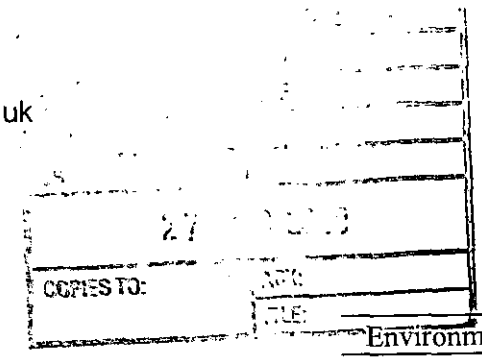
LEVELS

BOUNDARY TREATMENT

OTHERS

John Haygell.

Tel. 0118 9746351
Fax. 0118 9746401
E-mail: environmentalp&h@wokingham.gov.uk
Date. December 22, 2000
My ref. CSB/JS/19970017
Your ref. SJ DT T200802



Wickham & Lloyd-Edwards
Solicitors
69 The Esplanade
Weymouth
Dorset
DT4 7AJ

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs

SALE OF 104 LONDON ROAD WOKINGHAM

Following your letter of 24 November and my subsequent reply, I have now completed my investigation into your comments. I will answer them as they appear in your letter.

The focus of a Disabled Facilities Grant is to provide adaptations to a property to give benefit to the disabled person, and enable them to retain their independence as much as possible. The grant aid provides monies, but the contracts for works are between the owner/occupier and the builder and architect. Responsibility for obtaining necessary permissions also rests with the householder.

Works are recommended by an occupational therapist and then considered by the Council as Housing Authority. In this case an architect was appointed to manage and oversee the project, and this usually includes acting on the householder's behalf to obtain relevant permissions. It may be useful for you to refer your query about planning permission to the architect involved in this case. The Council does not make this appointment and although the architect has close liaison with the Council, their contract is with the householder. In this case the chartered architect was A.R. Derrett of 13 Circuit Lane, Southcote, Reading, Berkshire RG30 3HB. The works were for a small rear extension to the property, with Building Regulation Approval being given on the 1 August 1997 (ref. FP97/6611) and a grant approval was issued dated 14 August 1997 (ref. 19970017).

Whilst the Council attempts to check that all relevant permissions are granted in relation to these types of grant, it is in fact the householder's responsibility to ensure that the necessary actions are taken. In this case the architect would also have advised the householder. The covering letter that accompanies a grant approval (copy attached dated 14 August 1997) also points out in the second paragraph that necessary planning permission and/or building regulation approval must first be obtained by the householder before starting works. Whilst I have sympathy with your comments, I do not accept that your criticism of the grants process is correct.

Of course we will do our best to quickly process the retrospective planning application that has been submitted, and in relation to this my colleague John Leggett (tel. 0118 974 6502) is the relevant planning officer. However, there will also be other work not directly under our control that may need to take priority.

I hope that this answers you queries raised, but should you wish to discuss the matter in detail, please do not hesitate to contact me directly. If you are not happy with my response, you have the option under the Council's customer complaints policy to refer the matter to the Director of Environmental Services, Karen Satterford, who will be pleased to investigate further.

Yours faithfully



CHAS BRADFIELD
ENVIRONMENTAL HEALTH MANAGER
ENVIRONMENTAL PROTECTION AND HOUSING

cc Karen Satterford, Director of Environmental Services
Jane Earl, Chief Executive
John Leggett, Development Control
John Mahony, Senior Technical Officer

John Leggett

From: Tucker, Alan [Alan.Tucker@Equitas.co.uk]
Sent: 14 December 2000 12:09
To: 'John Leggett'
Subject: RE: Planning application for 104 London Road, Wokingham - F/2000/ 2924

John,

Many thanks for your reply, I understand what you are saying, and would appreciate as early a decision as is practical in the hope that I can continue with the current sale of the property.

I can confirm that the Planning Application notice was put up yesterday, on a tree immediately in front of 104 London Road, by the architect/agent.

Regards & Compliments of the Season,

Alan Tucker.

-----Original Message-----
From: John Leggett [mailto:john.leggett@wokingham.gov.uk]
Sent: 14 December 2000 09:38
To: 'Tucker, Alan'
Subject: RE: Planning application for 104 London Road, Wokingham

Alan,

As you rightly say, we do have to wait for a minimum consultancy time to be up before a decision is allowed to be made. However, understanding the circumstance of this application, I consider that from the information I have at present that a decision will be made very shortly after that. I can not commit to any exact date, but have made your application a priority for when I am permitted to make a decision.

Although it must be understood that unforeseen matters can always make a difference to planning applications, I hope that at present, this is of some reassurance to you.

Happy Christmas

John M Leggett
> -----Original Message-----
> From: Tucker, Alan [SMTP:Alan.Tucker@Equitas.co.uk]
> Sent: 13 December 2000 11:33
> To: 'John.Leggett@wokingham.gov.uk'
> Subject: Planning application for 104 London Road, Wokingham
>
> John,
>
> Thanks very much for phoning me today, apologies for missing you but I am
> on
> 10-6 this week.
>
> I was just going to ask if I could collect the planning "notice" to avoid
> Xmas postal delays, but am now advised by the architect that he has
> received
> it and will be displaying it at the property later on today.
>
> As the 21 days will be up early in January, is it possible to estimate
> when
> planning permission will actually be granted ?
>
> I am going on the assumption that there will be no problems, as the
> toilet/shower room has been in existence for three years and was indeed

> commissioned and built by Social Services with a Council grant.
>
> Regards,
>
> Alan Tucker
>
>
> **********
> Equitas Limited 33 St Mary Axe, London, EC3A 8LL, UK
> NOTICE: This message is intended only for use by the named addressee
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> **********

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

PLANNING SERVICES | HPT 37869
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DC | ENF JL
APP |
CS | 18 DEC 2000
COPIES TO: | ACK: | FILE:

John Leggett
Planning Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

13th Dec. 2000

Dear Mr. Leggett,

Ref : Retrospective application for 104 London Road, Wokingham – F/2000/2924

Thank you for your letter of 8th December. I confirm that the extension was built so that no part of the building, including foundations, encroaches onto the adjoining property.

Meanwhile, I also confirm that I have today posted the planning notice on the site.

Yours sincerely,

Tony Derrett.

ARD

Tel. 0118 9746351
Fax. 0118 9746401
E-mail: charles.bradfield@wokingham.gov.uk
Date. December 12, 2000
My ref. CSB/JS
Your ref. SJ DT T200802

PLANNING SERVICES	HPT
POL	TLS
DC	ENF SL
APP	
CS	
13 DEC 2000	
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	FILE:

Wickham & Lloyd-Edwards
Solicitors
69 The Esplanade
Weymouth
Dorset
DT4 7AJ

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs

SALE OF 104 LONDON ROAD WOKINGHAM

Following on from your letter of the 24 November the Chief Executive has asked me to look into your concerns about this job. As I explained on the telephone on Friday 9 December, to fully answer the points that you made will take longer than I originally thought due to key staff being unavailable, and my prior commitments. I hope to have a full answer to you by the 22 December.

In respect of the current planning application, my planning officer colleague, John Leggett, is dealing with this and he may be contacted directly on 0118 974 6502.

Should you have any queries in the meantime, please do not hesitate to contact me at this office.

Yours faithfully

CHAS BRADFIELD
ENVIRONMENTAL HEALTH MANAGER
ENVIRONMENTAL PROTECTION AND HOUSING

cc John Leggett, Planning and Transportation

COPY

URGENT (PLEASE)

28.NOV.2000 * 2224

Alan Tucker
104 London Road
Wokingham
Berks. RG40 1SU

0118 977 6192 (home)
01252 808383 (office)
07808 062755 (mobile)

31-Oct-2000

W.D.C. PLANNING DEPT.

Ref: Full Plans Application No FP97/6611
Single Storey Rear Extension @ 104 London Rd, Wokingham.

This was completed in December '97, and I have subsequently obtained a completion Certificate.

However, as my neighbour, for whom the extension was built, has had to go into care "out-of-county" I am in the process of selling the property (which is in my name) & be clear of her.

The buyers solicitors have requested (item 5.15 on attached sheet) that I supply a letter from you confirming that planning permission was not required - a fact that was verbally confirmed to both myself and the architect at the time. Could you please supply this a.s.a.p. as it is currently the only item holding up the sale.

Many Thanks, and Yours Sincerely

A.C. TUCKER. MP.

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

28.NOV.2000* 2924

Helen Pollock
Planning Dept
PO Box 153
Shute End
Wokingham

27/11/00

Dear Ms. Pollock

Ref: 104 London Road

Further to my clients letter of 31st October 2000 (copy attached) please find the enclosed retrospective planning application.

As the scheme was originally for a disabled person under a DFG grant would it be possible for the fees to be waived? I have also enclosed a cheque for £95.00 should this not be possible.

Yours sincerely,

Tony Derrett

ARDerrett

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Helen.Pollock@wokingham.gov.uk
Date: 20th November 2000
My ref: HP/MLT/WOKINGHAM/PD

Mr Tucker
104 London Road
Wokingham
Berkshire
RG40 1SU

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Tucker,

RE: SINGLE STOREY REAR EXTENSION AT 104 LONDON ROAD, WOKINGHAM.

I refer to your letter received on the 1st November 2000 with reference to the above.

I write to confirm that as the development outlined in your letter is less than 20 metres from a highway, in this case an access road to a parking area to the rear of the property, it would require planning permission in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

Please find enclosed relevant application forms for your use in order that you can regularise the situation.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

HEATHER P MORGAN
Senior Planning Officer
Enclosure: Planning Application Forms

EQUITAS

PLANNING SERVICES	HPT 36671
POL	TLS
DC HP	ENF
APP	
COPIES TO:	ACK:
	FILE:

Reply rqd

EQUITAS MANAGEMENT SERVICES LIMITED
NELSON HOUSE, 55 - 59 VICTORIA ROAD, FARNBOROUGH, HANTS GU14 7PA
TEL: 01252 808000 FAX: 01252 808001

Fax transmission

To	Miss Helen Pollock	From	Alan Tucker (tel: 07831 349907)
Company	Wokingham District Council	Date	16 November 2000
Fax number	0118 974 6484	Total number of pages (Including cover page)	1

CONFIDENTIALITY NOTICE

This facsimile transmission (and/or the document accompanying it) may contain confidential information belonging to the sender which is protected by attorney-client privilege. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this information in error, please immediately notify us by telephone to arrange for return of the documents.

Please telephone if any part of this document is illegible or if any of the pages are missing.

Dear Miss Pollock,

Ref: 35999 104 London Road, Wokingham

In anticipation of a reply to my request for a letter confirming that the single storey rear extension to the above property, completed in December 1997, did not require planning permission. (Full Plans Application No. FP97/6611)

You very kindly indicated that you hoped to get a letter to me by the end of this week, and that you could fax a copy to me to avoid postal delays. I have now been advised by my solicitor that the buyers are planning to exchange on Saturday morning (subject to this confirmation) and the timing is now quite critical.

As I shall be out of the office from mid-day tomorrow, would it be at all possible to fax a copy of the letter direct to the solicitor, instead of to me ?

Mr Stephen Jones, Wickham & Lloyd-Edwards (fax) 01305 771372

Many thanks, in anticipation,

Yours Sincerely,

Alan Tucker.

64 HAND
31/10/2000.

URGENT (PLEASE)

Reply Req

PLANNING FILE	35999
POL	
DC AP	
APP	
CS	
01 NOV 2000	
COPIES TO:	ACK:
	FILE:

Alan Tucker

104 London Road
Wokingham
Berks. RG40 1SU

0118 977 6192 (home)
01252 808383 (office)
07808 062755 (mobile)

31-Oct-2000

W.D.C. PLANNING DEPT.

Ref: Full Plans Application No FP97/6611
Single Storey Rear Extension to 104 London Rd, Wokingham.

This was completed in December '97, and I have subsequently obtained a completion Certificate.

However, as my mother, for whom the extension was built, has had to go into care "out-of-county" I am in the process of selling the property (which is in my name) to be closer to her.

The buyers solicitors have requested (item 5.15 on attached sheet) that I supply a letter from you confirming that planning permission was not required - a fact that was verbally confirmed to both myself and the architect at the time. Could you please supply this a.s.a.p. as it is currently the only item holding up the sale.

Many Thanks, and Yours Sincerely

A.C. Tucker. MA.

PART (COPY).

Reference is made on the second page to the estate road shown coloured brown, but there is no brown colouring on the plan. We suspect this may well be the access road leading to the garage at the rear as there is shading on the copy plan supplied. Please confirm. — YES.

5.11 Please confirm that the footpath and area of land immediately fronting the property is adopted.

5.12 Who owns the area of land immediately to the rear of the property and to the side when facing it from the front? Is this an open area owned and maintained by Wokingham District Council?

IMMEDIATELY AT REAR (AND FRONT) — TO THE SIDE.

5.13 What sum, if any, have been paid for the maintenance and repair of the accessway serving the garage and has the seller experienced any difficulties with regard to its use?

— NONE — NONE.

5.14 Reference is made in the Sellers Property Information Form to a boundary that was moved in 1985 and details were supposedly attached to the questionnaire but unfortunately no information was produced. Are we to assume that no area of land has been taken in by way of possessory title, in which case we will need some form of declaration, and whether an application for possessory title has been made, certainly details from your clients' predecessor in title and such further information that can be produced.

BOUNDARY WAS MOVED BY CURRENT SELLER IN 1985, SHORTLY AFTER OCCUPATION. AREA COLOURED GREEN ON ATTACHED PLAN

5.15 We acknowledge receipt of the building regulation approval for the single storey extension but please confirm if planning permission was necessary. If it was not please produce a letter from the local authority to this effect.

SELLER AND ARCHITECT WERE BOTH VERBALLY ASSURED BY WOKINGHAM DISTRICT COUNCIL THAT BUILDING REGS ONLY WERE NEEDED. ARCHITECT TO SUPPLY COPY OF ORIGINAL PLAN SELLER WILL CONTACT LOCAL AUTHORITY WHO RECEIVED.

Signed.....

Biggs & Co.

Dated.....

Royal County of BERKSHIRE

28.NOV.2000* 2924

Social Services in Berkshire

Wokingham Social Services

Wokingham Office: Wellington House, Wellington Road, Wokingham, Berks RG40 2QB
Telephone Wokingham (0118) 978 9656 . Facsimile Wokingham (0118) 978 9261 .

Area Manager: Noreen Randle

My reference: DFG4 Your reference:

When calling ask for: Deborah Smith Extn: 224

18 June, 1997

23 JUN 1997

Dear Sirs

PRESCRIBED FEES FOR PLANNING & BUILDING REGULATIONS APPLICATIONS

This is to confirm that Mrs P M Tucker, 104 London Road, Wokingham is registered with this Department as a disabled person in accordance with the Chronically Sick and Disabled Persons Act 1970, and therefore fees for the proposed work are waived.

Yours faithfully

D. L. Smith

Deborah Smith
Occupational Therapist/Care Manager

ARD

2000/2924
104 London Road
Wokingham.

a fee is not required as this is for a disabled person.

Mrs Hurst
Planning Admin

7/12/00

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Lloyds TSB

77-49-01

Market Place (774901) Branch
1-2 Market Place Reading Berkshire RG1 2EQ

Date 27/11/00

BOWATER 9508 09/99

Pay Wokingham District Council

Ninety Five Pounds

£95=00

ACCOUNT PAYEE

03
10
00 Lloyds TSB Bank plc

MR A R & MRS J A DERRETT

ARDerrett

CHEQUE NO. SORT CODE ACCOUNT NO.

⑈003306⑈ 77⑆4901⑆ 01763662⑈

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 NOV 2000	
Officer: JL	Application No. F/2000/2924

Map No. 76 Site ...0.61....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (RETROSPECTIVE)

Location: 104 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys
8-12-2000

Applicant: MR A TUCKER

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00
for disabled person - see letter

Enforcement Section (1) 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	signed on behalf of agent not applicant		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.12.2000 B 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 .....
Encroachment ✓

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:

..... 102, 106 London Road Wokingham ✓ .....
..... 1 Barrett Crescent .....
..... St. Crispin's Secondary School, London Rd, Wokingham .....
.....
.....
.....
.....
.....
.....

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

Tel: 0118 974 6502

Date: **08 December 2000**

My ref: F/2000/2924

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/2924
104, London Road, , Wokingham.
Proposed single storey rear extension to dwelling (Retrospective).

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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2924**
104, London Road, , Wokingham.
Proposed single storey rear extension to dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6502

Date: **08 December 2000**

My ref: F/2000/2924

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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John Mitchell
Development Control Manager

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104, London Road, , Wokingham.
Proposed single storey rear extension to dwelling (Retrospective).
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6502

Date: **08 December 2000**

My ref: F/2000/2924

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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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104, London Road, , Wokingham.
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **John Leggett** Application Number: **F/2000/2924**
104, London Road, , Wokingham.
Proposed single storey rear extension to dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

Received by Wokingham District Council

Application No: F/2000/2924

Proposal:
Proposed single storey rear extension to dwelling (Retrospective).

Location:
104, London 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/01/2001. 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

08 December 2000

BAGTRIST LTD. 104 - 126 INCLUSIVE LONDON ROAD. 1 - 11 BARRETT CRESCENT.

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
0/4/64			SEP. CARDS FOR 112 - 126 + BARRETT CR.				
B/27/63	5614	30.7.63	Erection of 18 No.3/bed. houses in 2 terraces each of 6 dwellings and 2 blocks of 2 dwellings together with 18 garages. access road and service road. Junction London Road/Barrett Crescent.	31.10.63C			
i	BR 7169		Single Storey extension (ground floor [illegible])		20.9.77 APP		
	BR 7170				O/A		
6/32/64							
PD Eng. No. 108 - S/ST. Ext. - 6.9.95							
FP97/66N			No. 104 S/ST. EXTENSION (MRS TUCKER)		1.8.97 C/APP		

PD Eng - Tucker - S/St/R - 20/11/00

Environmental Services

For office use only.
Application number: 28.NOV.2000* 2924

Householder planning application form

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR A. TUCKER
	Address and postcode	104 LONDON ROAD WOKINGHAM RG40 1SU
	Phone number	
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CIRCUIT LANE READING
	Phone number	RG30 3HB.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	104 LONDON RD. WOKINGHAM RG40 1SU.
4	Give brief details of the proposal for example, two storey side extension. About the application	RETROSPECTIVE APPLICATION FOR SINGLE STOREY REAR EXTENSION FOR DISABLED PERSON
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH TILES TO MATCH.
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 ☑

3544 Crystal Mark
Clarity approved by plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: A Dewett

on behalf of ~~A Dewett~~ Mr Tucker

Date 27/11/00

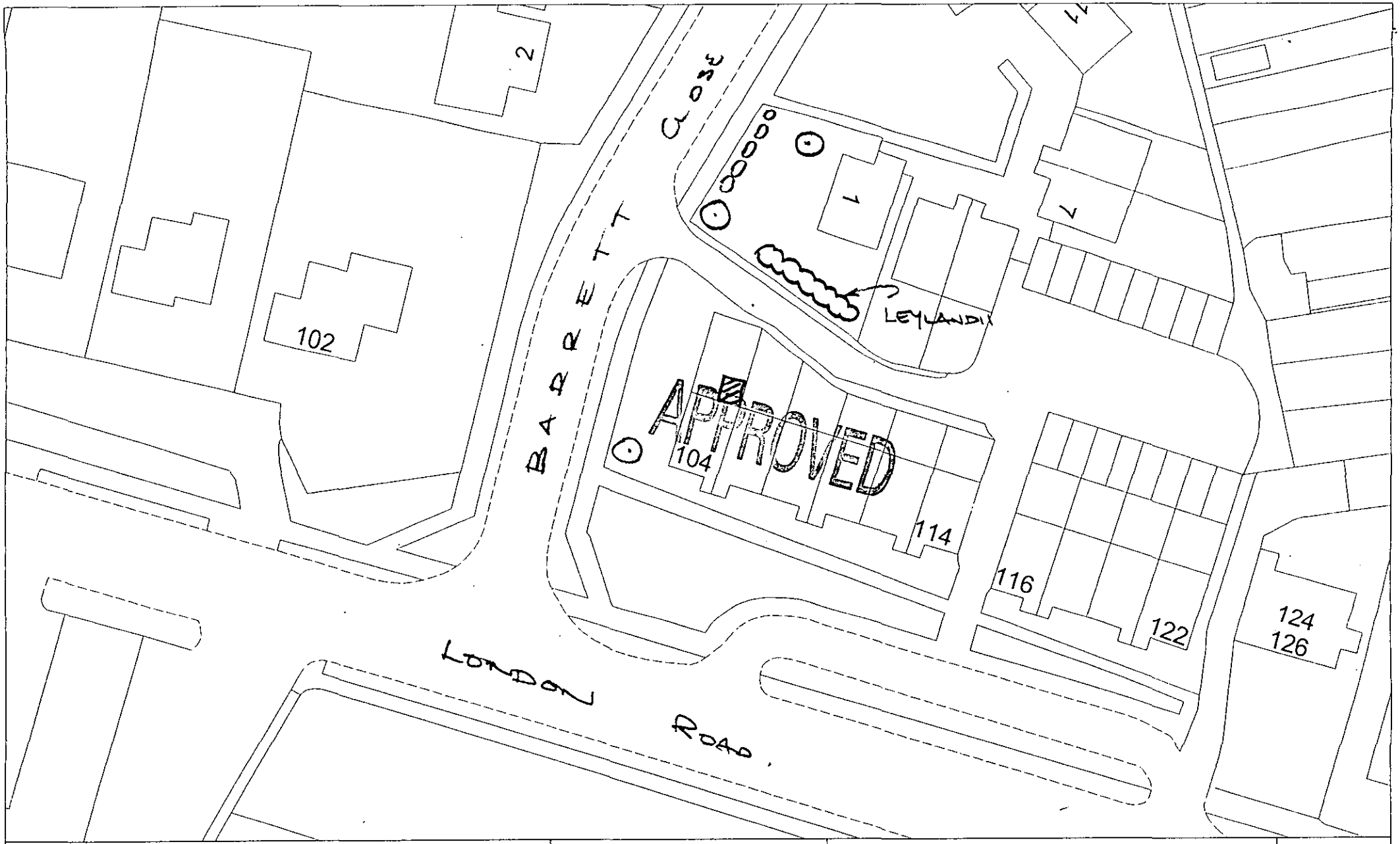
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2924**
CASE OFFICER: **John Leggett**
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				

TREES AT REAR OF 104 LONDON RD., WOKINGHAM.



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Site Plan
Scale: 1 to 500

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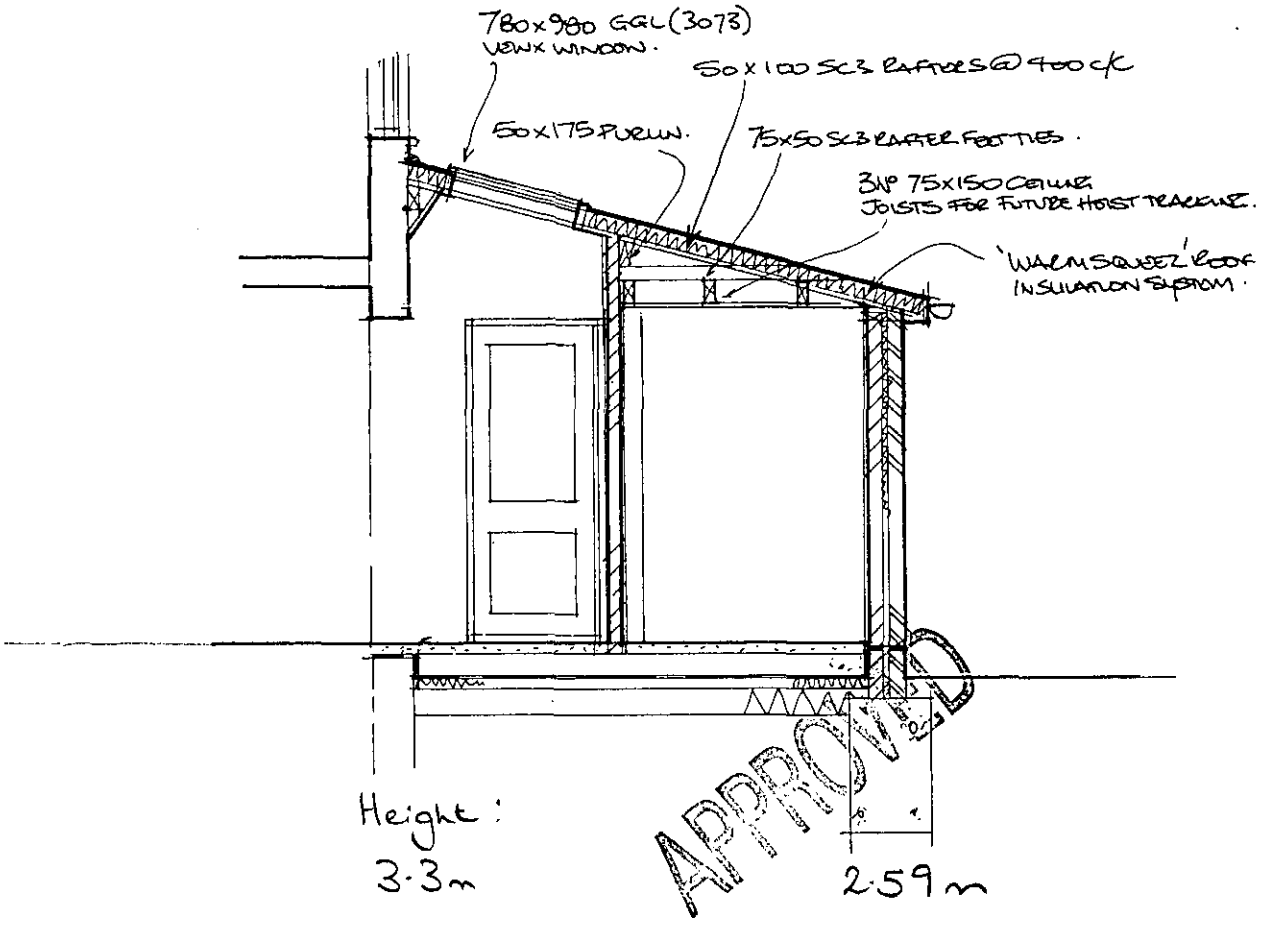
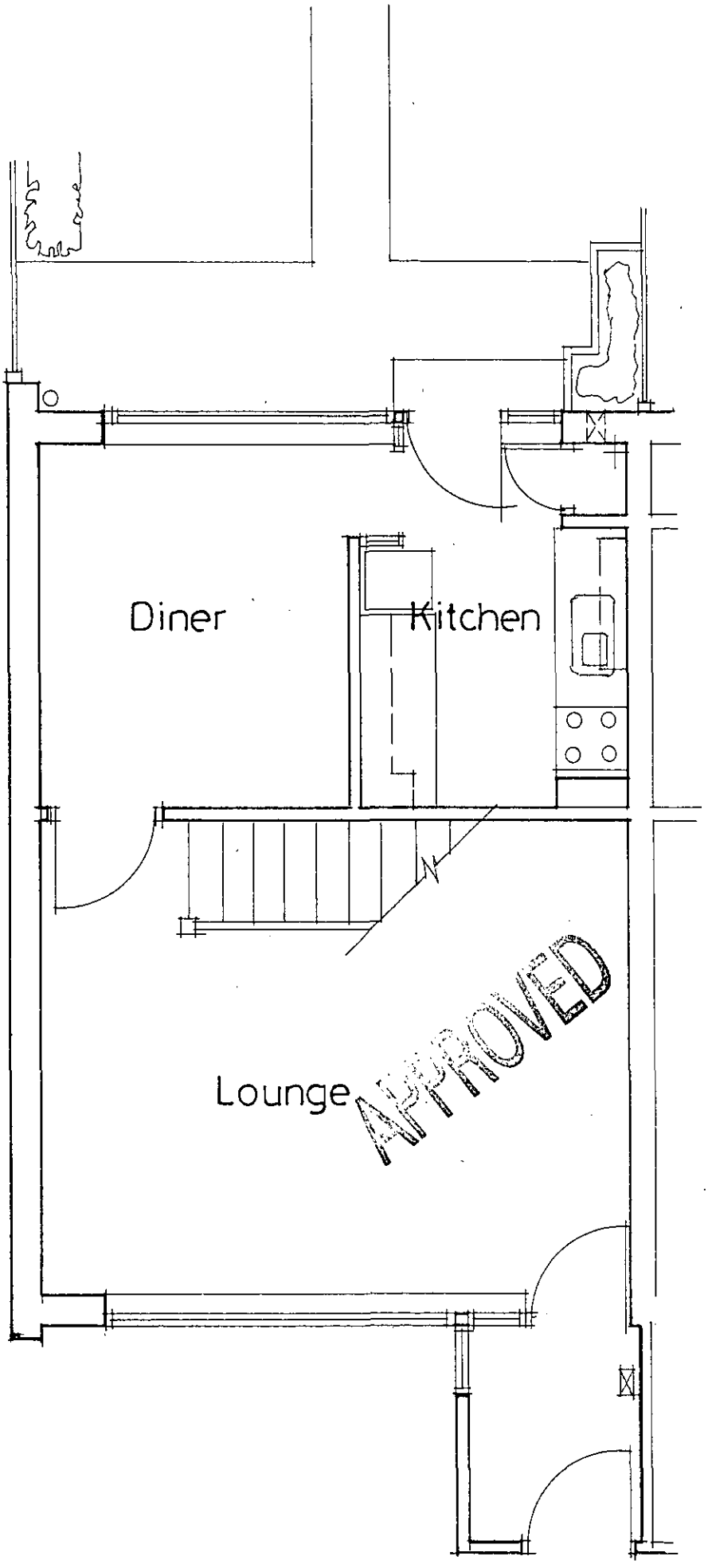
Wokingham District Council, Licence No. LA086134



- NO other ext.
- There is a detached garage in a block to the rear (more than 5m away)

PROPOSED EXTENSION
104 LONDON ROAD
WOKINGHAM

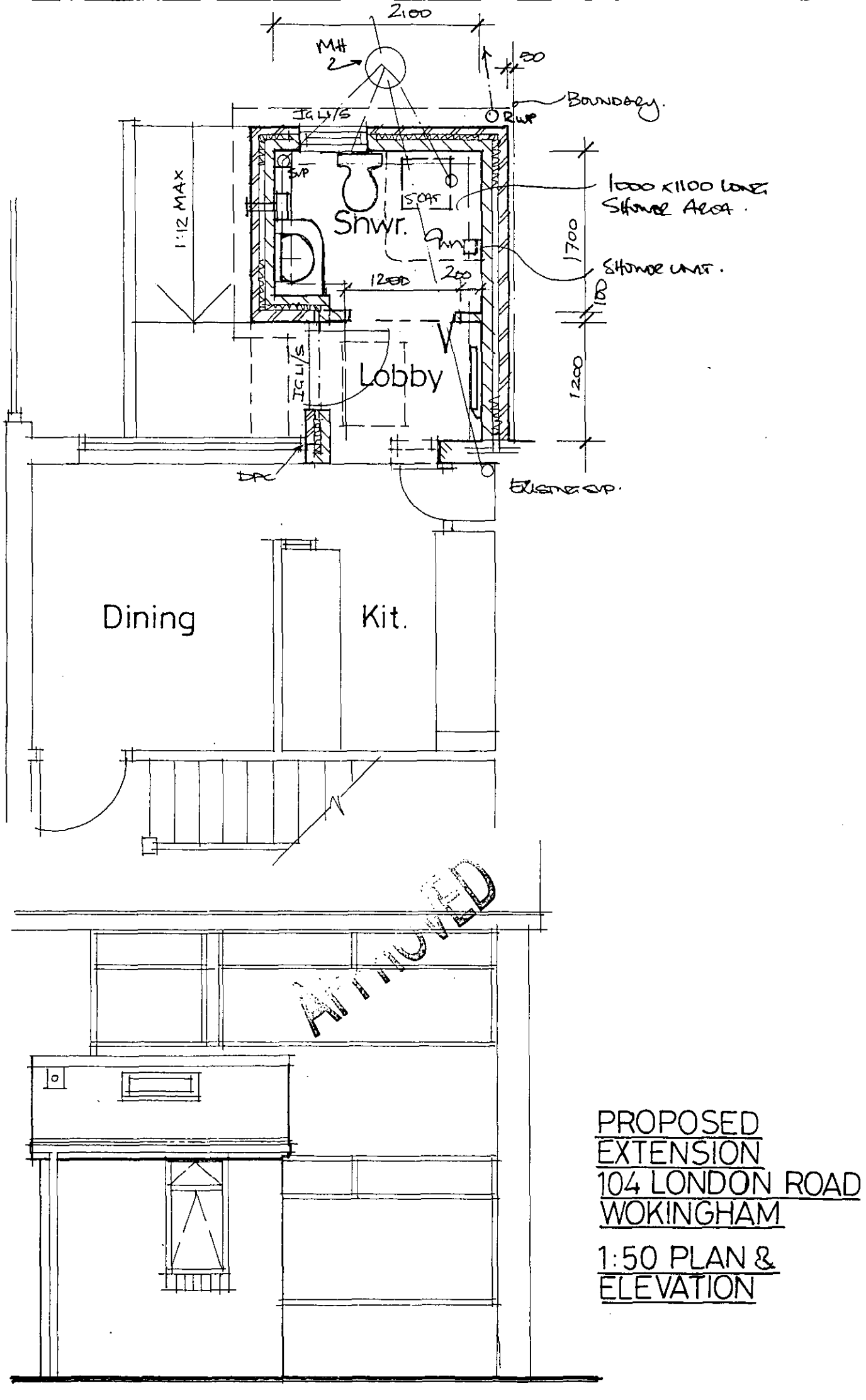
1:50 SECTION A-A



EXISTING PLAN

104 LONDON ROAD
WOKINGHAM

1:50



PROPOSED
EXTENSION
104 LONDON ROAD
WOKINGHAM

1:50 PLAN &
ELEVATION



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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 2500

N
W E
S