APPLICATION NO:
F/2001/5226

LOCATION:
21 Riding Way, Wokingham.

APPLICANT:
Mr & Mrs Thorp C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

JJS

D1

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thorp
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5226

Parish: **WOKINGHAM**

Location: **21, Riding Way, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

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. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this, prior to the occupation of the extension hereby approved.

Condition
4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side 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. In the interests of highway safety and convenience.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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.
South East Area Local Plan Policies ST5, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WT6, WOS3 and WBE1.

Informative

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

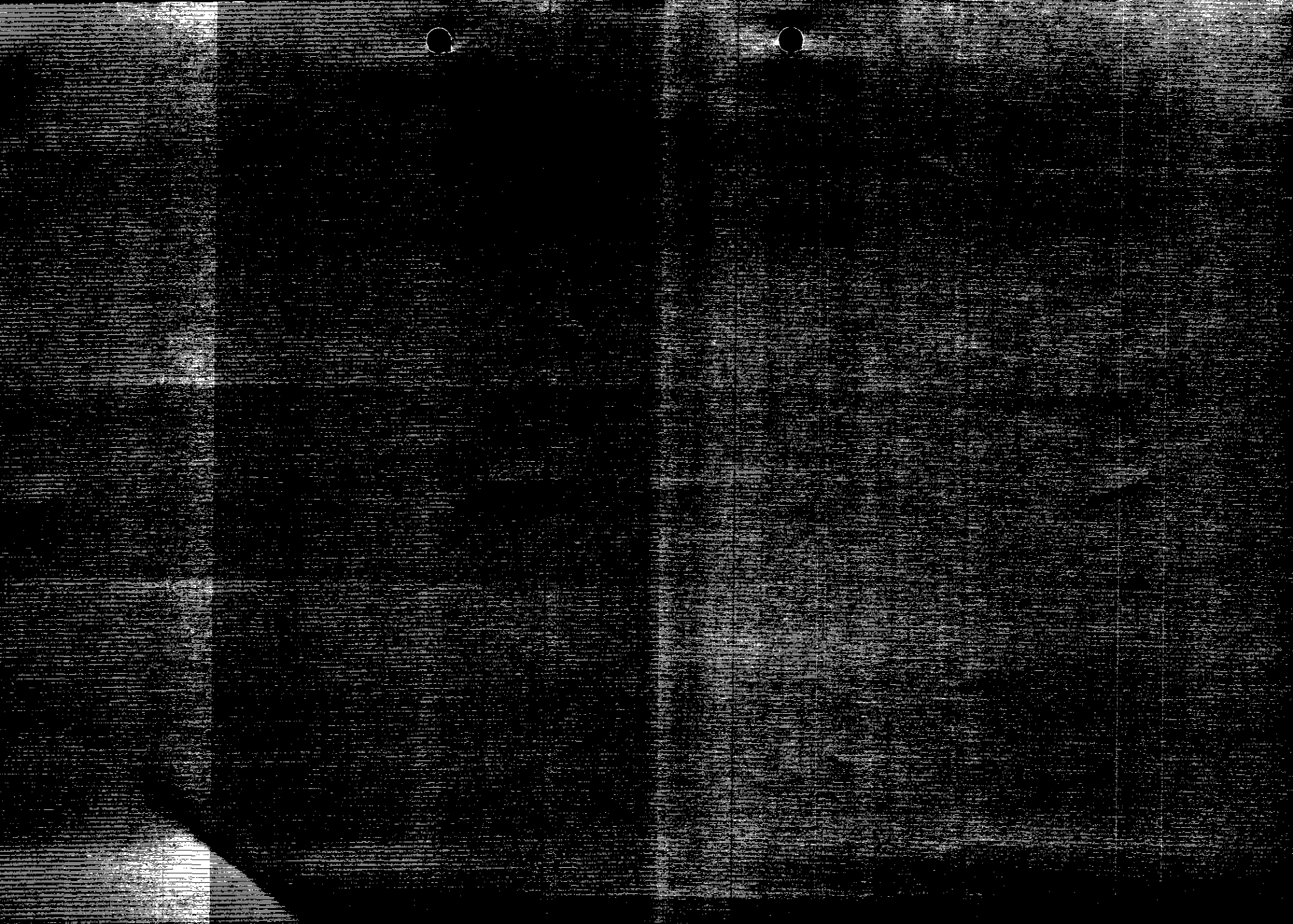
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5226,	HL
BUILDING CONTROL NUMBER.	A 2001/248 Central	
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	21 Riding Way Hookhill WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3259	AH/E/3259
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/1/02	

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 : Heidi Lynch

Application Number : F/2001/5226

Applicant : Mr & Mrs Thorp C/O Andesign.

Location : 21, Riding Way, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 06/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 01/01/2002. 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 :

Wokingham Town Council - no objection
Highways - no objection but conditions re widening of driveway, C049 & C122.

Planning Issues :

Identified settlement
Impact on street
Impact on neighbours
} ? ENV, WOS3, WBE1 SBE1, SBE2

Parking. WT6, ST5

South East Local Plan

Application Number F/2001/5226
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	shall
3.			The driveway ~~to be~~ be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this, prior to the occupation of the extension hereby approved.
			Reason: In the interests of highway safety and convenience.
4	C049	R049	
5	C122	R122	
6.	C044		1st floor or above side elevation.

RECORD OF SITE VISIT

SITE ADDRESS: 21 Riding Way Wokingham.

APPLICATION NUMBER: F/2001/5226

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

detached & semi-detached houses, several have had first floor extensions ie. nº 19 & 15.

3. DESCRIPTION OF SITE/BUILDING

Small 2 sty detached house with single sty garage attached to side.

Conservatory at back of garage along side of house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Large site.

nº 23 set further forward than nº 21.

nº 23 - only first floor opaque glass windows on side elevation.

Property to rear not affected as only opaque glass windows facing nº 21.

Rear flank wall windows on first & ground floor 3½ bricks away from side - approx 0.5m. Wide windows & doors. Same on nº 21.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Garage & one park.

LEVELS level

BOUNDARY TREATMENT 1.8m high close-boarded fence.

OTHERS

Application Number: F/2001/5226

Appraisal:

The proposed development is a two-storey side extension to a detached house on a corner site. The property is located in a residential area within an identified settlement. The house has an existing garage attached to the side and the roof of the property is pitched and gable-end. There is an existing conservatory extension at the rear of the single storey garage. Several other properties in the street have had first floor extensions e.g., nos. 19 & 15.

The proposed extension will be located above and to the rear of the existing garage. The ground floor will comprise the garage and a new kitchen. The ground floor will follow the same lines as the existing garage and will extend to the rear flank wall of the house. The first floor will comprise a bedroom and an ensuite. It will have the same dimensions as the ground floor. The roofline above the extension will follow the same lines as the existing roof and will have a gable end.

1. Impact upon neighbouring properties

The proposed extension will impact primarily on no.23 Riding Way, the adjacent property.

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking than what currently exists on site. There is a proposed back door on the side elevation of the new extension that faces into no.23 Riding Way. Although this is close to the side boundary, it is at ground floor level and therefore should have limited impact.

Only approximately 3.0m of the first floor of the extension will be seen from no.23 and at its closest point it will be 2.0m away. It is therefore considered there will be no over-bearing effects. There will also be no daylight effects to the doorway and first floor habitable window on the rear flank wall of no.23.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

Although the proposed side extension is not subservient in scale or recessed in its front elevation, it is considered to be of a small scale. This is because the only part of the extension seen from the street is the first floor above the existing garage. The proposed extension is also designed to be in keeping with the existing dwelling and would be constructed of materials matching the existing. Its gable end design is in keeping with the character of the dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from three to four, resulting in a need for three vehicle parking spaces. The existing garage will be retained on site and there is room for two cars to be parked in front of the garage/house (providing the driveway is widened). The highways

department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Received by Wokingham District Council

Application No: F/2001/5226

Proposal:
Proposed two storey side extension to dwelling.

Location:
21, Riding Way, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5226 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 be possible for an individual reply to be issued 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

15 November 2001

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5226

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/5226
21, Riding Way, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5226**
21, Riding Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: *F/2001/5226*

CONFIDENTIAL

Councillor 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
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Heidi Lynch

Development Control Officer

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21, Riding Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5226

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5226**
21, Riding Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Heidi Lynch

Application Number: F/2001/5226

Proposal: Proposed two storey side extension to dwelling

Site Address: 21 Riding Way, Wokingham

Applicant: Mr & Mrs Thorp C O Andesign

Your observations are required in respect of this application **by 09/12/01**

At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
26 NOV 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 23/11/01

CLERK TO Wokingham Town Council

Highway Comments.
Driveway to be widened to a minimum of 4.8 metres + the associated crossing extended to accomodate this. R: 1HS&C.

C049, R049
C122, R122

NO7

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2001
Officer: HL	Application No. F 2001 5226

Map No. 75A Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 21 RIDING WAY

Parish: WOKINGHAM Ward: Evendons
15.11.01 TB

Applicant: MR/MRS THORP

Fee (9) Received 95-00 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			
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 : 15.11.01 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 ✓ .....

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 .....
.....
.....
.....
.....
.....
.....
.....
.....

MASTER CARD FOR

ADDRESS RIDING WAY PARISH WOKINGHAM

PLOT No. AREA 11B WOOSEHILL ORD. SHEET No. SU 7868 75 7968

06 NOV 2001 5226

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/69	CALGARY & EDMONTON	RES. DEV.	23.12.69	PER
0/42/71	"	"		
0/16/72	P.H. SMITH	"	28.3.74	APPEAL DISMISS
0/66/72	ROBINSON & CO.	COMPREHENSIVE DEV.	15.10.72	RE
0/77-9/72	FAIRVIEW ESTATES	RES. DEV.	28.3.74	APPEAL DISMISS
0/24/73	CONSORTIUM OF LANDOWNERS	"	28.3.74	" CR/WA
01767	HAMPSHIRE & CITY	MASTER PLAN	20.2.75	N/A RE
01680	"	MAIN ACCESS ROAD TO A329	23.1.75	N/A C/A
BR 6939	"	LINK ROAD & SEWERS	22.8.77	APP. N/A
BR 13241	SLATER WALKER LTD.	ROLL & WATER SURFACE "	21.4.80	APP. N/A
12728	"	SPINE ROAD & ACCESS	2.5.80	N/A C/A
BR 15961	WDC.	FOOTPATH LINK	30.7.81	N/A DR
~~DATE OF COMPLETION~~ 19277	BRYANT HOMES.	5 SIGNS	6.5.83	N/A C/A

MINISTRY DECISION 0/24/73 - C/A BY D.O.E.

SPECIAL ORDERS TPO 11/73 12/73

DRAINAGE

091074

ADDRESS 21 RIDING WAY PARISH WOKINGHAM

PLOT No. 68. Area 11B. Woosehill ORD. SHEET No. SU 7868 75 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14965	BRYANT HOMES LTD.	DET. House + Garage	12.3.81	N/A C/A
BR 19623	"	"	16.3.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

06.NOV.2001* 5226

Householder planning application form

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 Address and postcode Phone number	MR & MRS V.J. THORP 21 RIDING WAY WOOSEHILL WOKINGHAM BERKS RG41 3AH 9619860
2	Agent's Name Address and postcode Phone number	ANDESIGN 9, PERKINS WAY Wokingham, Berks RG41 2TN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	TWO STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
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: 4
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

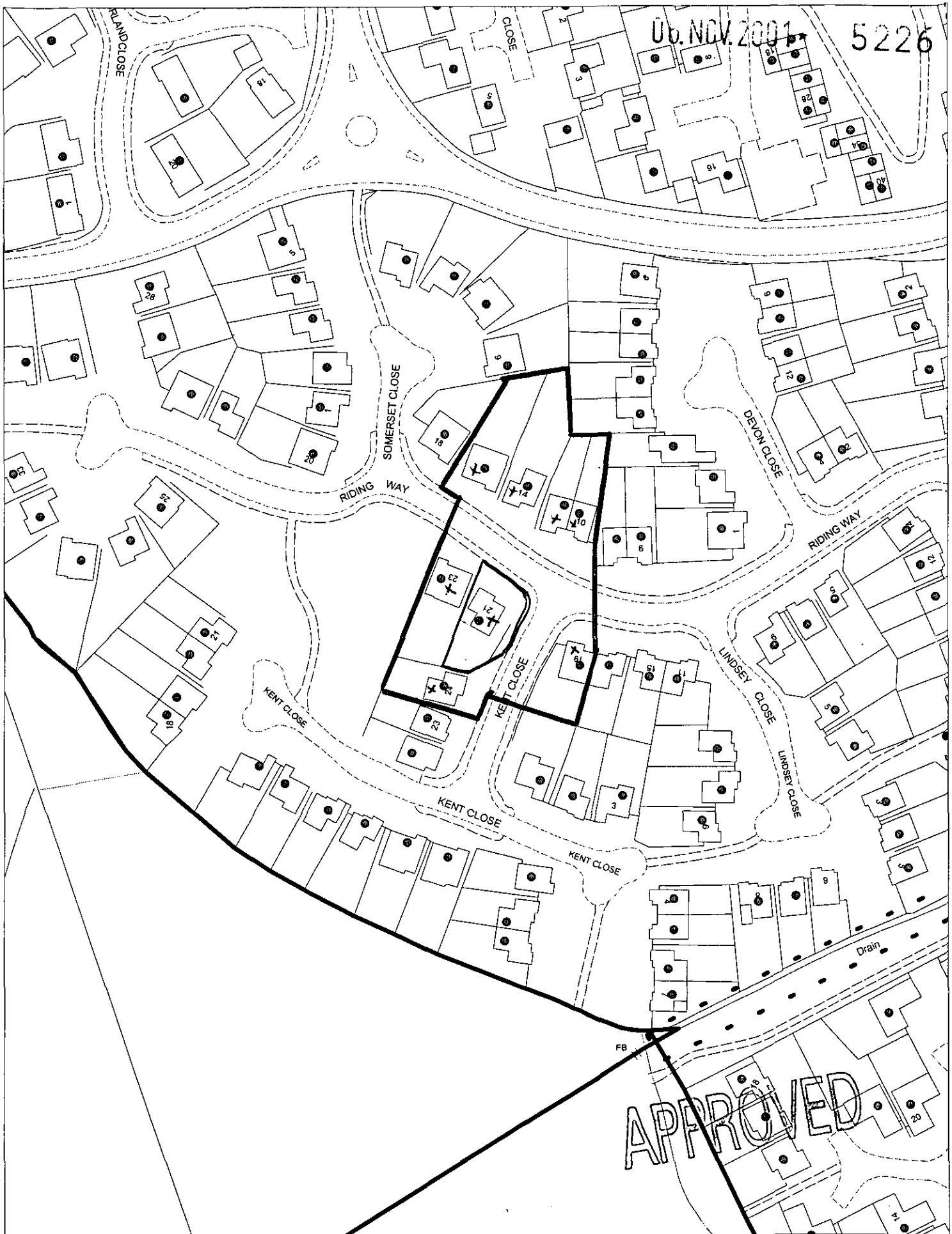
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS V.J. THORP

Date 5/11/2001

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



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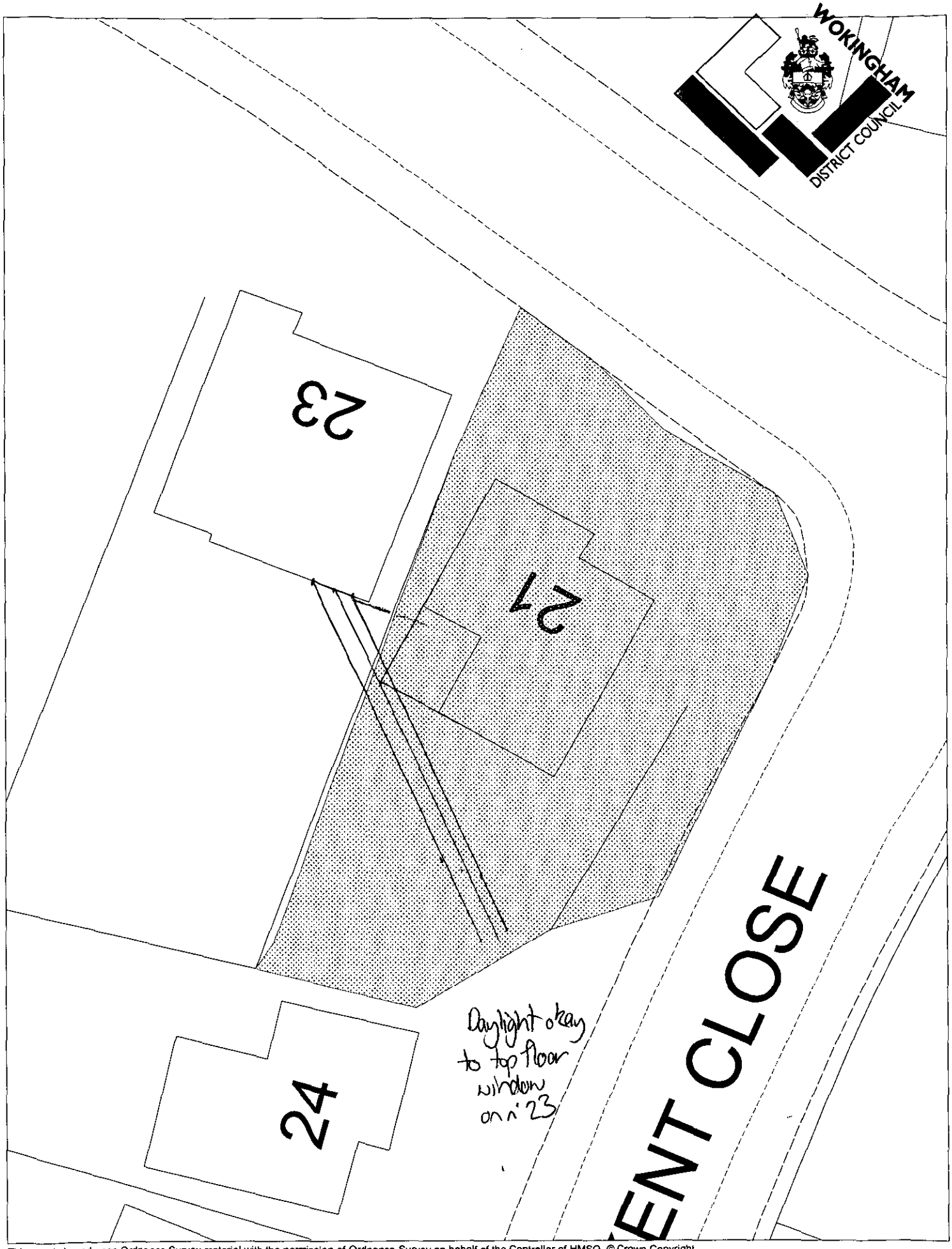
Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2001

Scale: 1 : 200

N
W E
S