Photographs. ✓

APPLICATION NO:
F/2000/1479

LOCATION:
8 Pigott Road, Wokingham.

APPLICANT:
Mr K Barrows C/O N D Trafford

PROPOSAL:
Proposed ground and first floor side extension to dwelling and front porch.

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Natalie Brown**

SUB - COMMITTEE 19/7/2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Barrows
C/O N D Trafford
51 Proctors Road
Wokingham
Berkshire
RG40 1RP

Application Number: F/2000/1479

Parish: **WOKINGHAM**

Location: **8, Pigott Road, Wokingham.**

Proposal: **Proposed ground and first floor side extension to dwelling and front porch.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The en-suite window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 6 Pigott Road.

Condition

5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason

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

Reason

2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason

4. To safeguard the amenities of neighbouring residents and the locality.

Reason

5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Application No F/2000/1479 | **Received** 10/05/00 | **Wokingham**

Applicant: Mr and Mrs Barrows
Location : 8 Pigott Road, Wokingham
Proposal : Proposed ground and first floor side extension and front porch

1. **Planning History** –
The site is located within the identified settlement of Wokingham. The immediate street scene is made of semi-detached houses of a similar design, some of which have had first floor extensions above the garage. There is no relevant planning history since the dwelling was built.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** –
The proposal is for a ground floor side extension forming utility room, a first floor extension above the existing garage and proposed utility room forming a bedroom and en-suite, a front porch.

3. **Consultations** -
   - ***Wokingham Town Council*** – No objections
   - ***Highways*** – No adverse highway comments
   - ***Neighbours*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1
   B. Impact upon the street scene
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1
   C. Impact upon highway safety

A. Impact upon neighbouring properties
a) Proposed front extension forming a porch:
The porch would have a pitched roof, hipped at each end, covering the garage and porch area. It will be 2.2m to the eaves and 3.4m to the ridge. It will come forward from the main front building line by 1m. It is considered that the porch would have no detrimental impacts upon neighbouring properties through its being overbearing or through overshadowing and overlooking.

b) Proposed ground floor and first floor side extension:
The first floor element of the proposal would be the length of the main dwellinghouse at 7.95m (There would be no protrusion at first floor level beyond the existing front and rear first floor building lines). Both the ground floor and first floor will be the width of the existing garage at 2.9m. There would be hipped roof taking the massing away from neighbouring properties, 4.8m to eaves and 7.2m to the ridge. The proposed extension would be along the boundary with 6 Pigott Road, and there would be no windows in the side elevations. 6 Pigott Road is set 11m from the boundary with number 8.

Due to the fact that number 6 is set away from the boundary and that at a first floor level, the proposed extension would not extend beyond the existing front and rear building lines, it is considered that there would be no detrimental impacts upon neighbouring properties through its being overbearing or through overshadowing and overlooking, and therefore no conflict with development plan policies.

B. Impact upon the street scene
It is not considered that there would be any adverse negative impacts upon the street scene. Number 8 is a semi-detached property and there are no properties adjacent to the side being extended, so there is no issue with regard to terracing in the street scene.

A number of other properties along Pigott Road have had first floor extensions above the garage such as numbers 5, 7, 9 and 22 Pigott Road. It is therefore considered that a first floor extension above the garage would not be out of character existing the street scene.

All materials used will match those of the existing dwelling. Taking the above points into account, there would be no detrimental impacts upon the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
There is a proposed increase in the number of bedrooms from three to four. Therefore, in order to satisfy the Council's parking standards, there needs to be the provision for 3 off-road car-parking spaces. This standard has been met. Provided that this space remains available for parking, there would be no detrimental impacts upon highway safety.

5. **Conclusion** –
It is considered that the proposed development would have no detrimental impacts upon neighbouring properties, the street scene and highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The en-suite window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 6 Pigott Road

5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

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

2. To ensure a satisfactory external appearance.

3. In the interests of the amenities of the occupants of this property and other properties nearby.

4. To safeguard the amenities of neighbouring residents and the locality.

5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and be detrimental to highway safety.

Natalie Brown

Received by Wokingham District Council

Application No: F/2000/1479

Proposal:
Proposed ground and first floor side extension to dwelling and front porch.

Location:
8, Pigott 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.

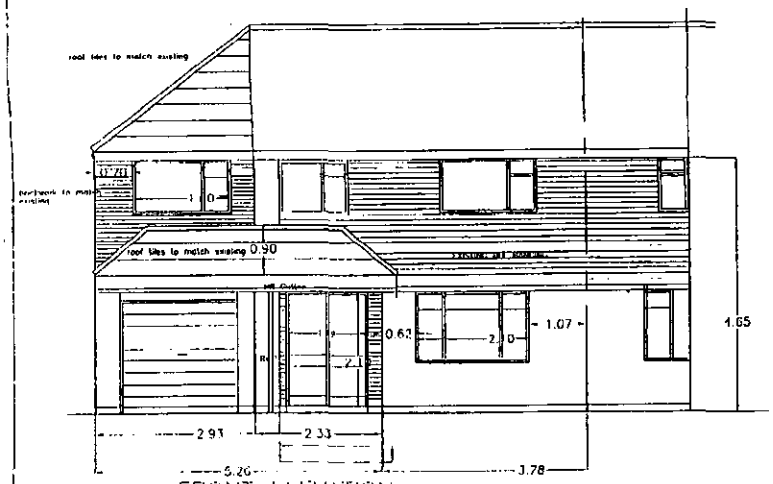
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

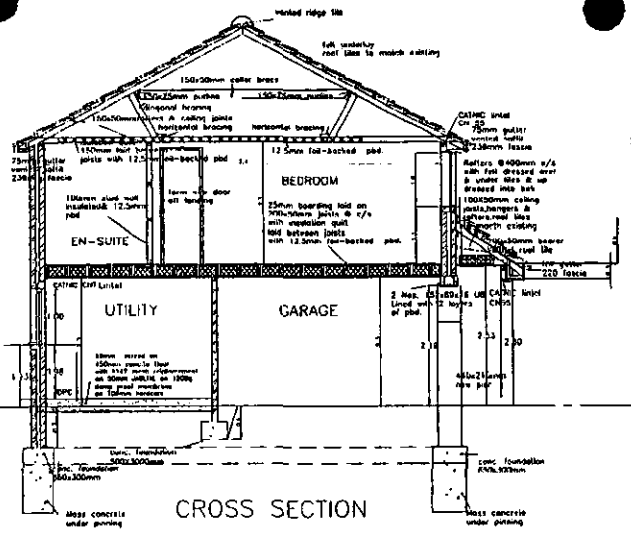
Head Planning and Transportation

22 May 2000

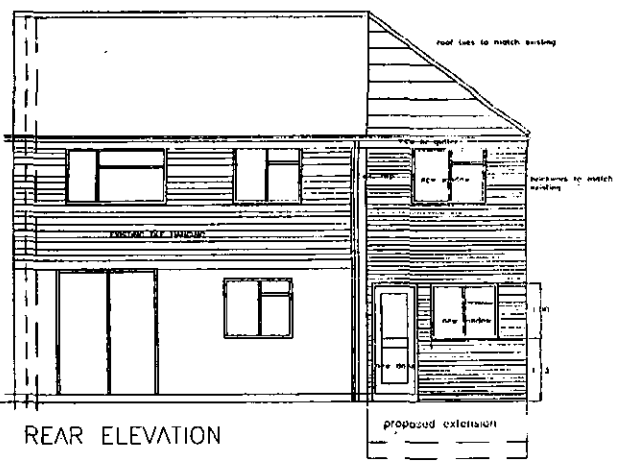
Amendments



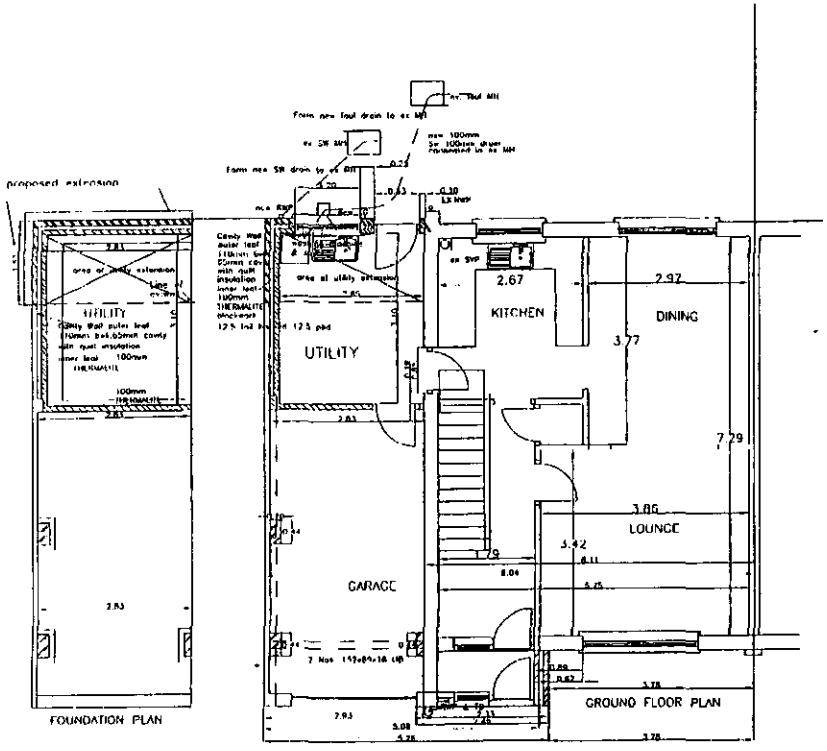
FRONT ELEVATION



CROSS SECTION

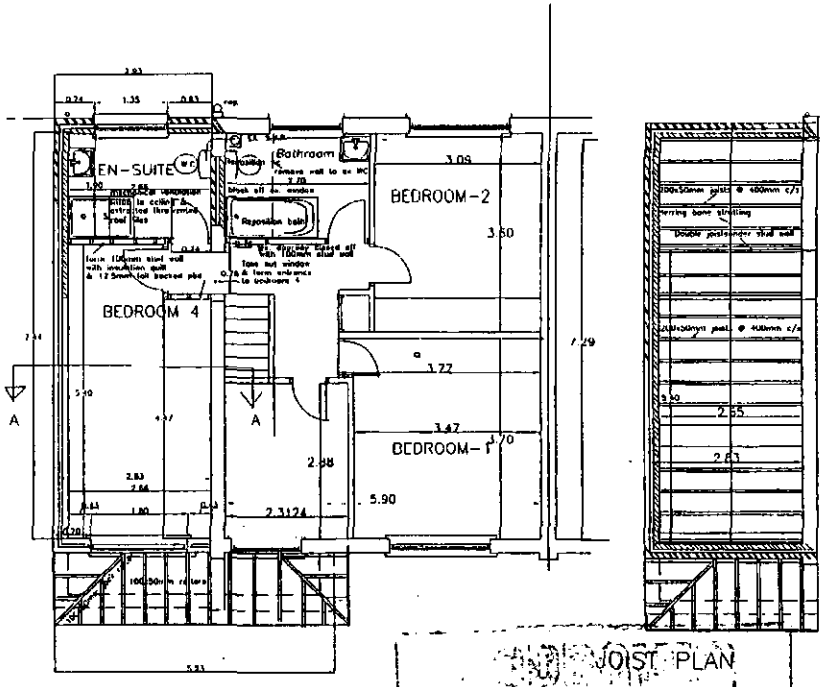


REAR ELEVATION



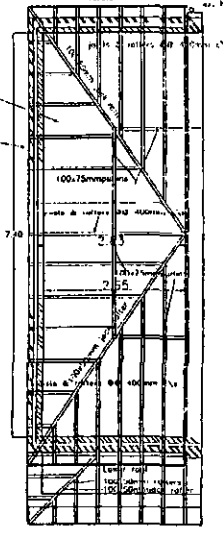
FOUNDATION PLAN

GROUND FLOOR

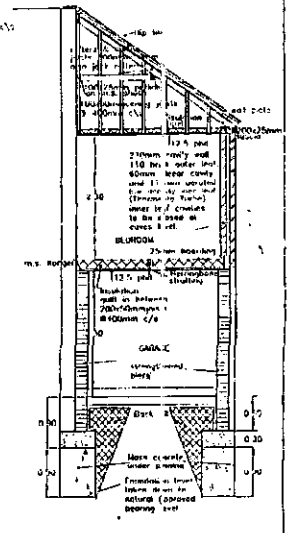


FIRST FLOOR

JOIST PLAN



ROOF PLAN



CROSS SECTION A-A OF EXTENSION

10.MAY2000 1479

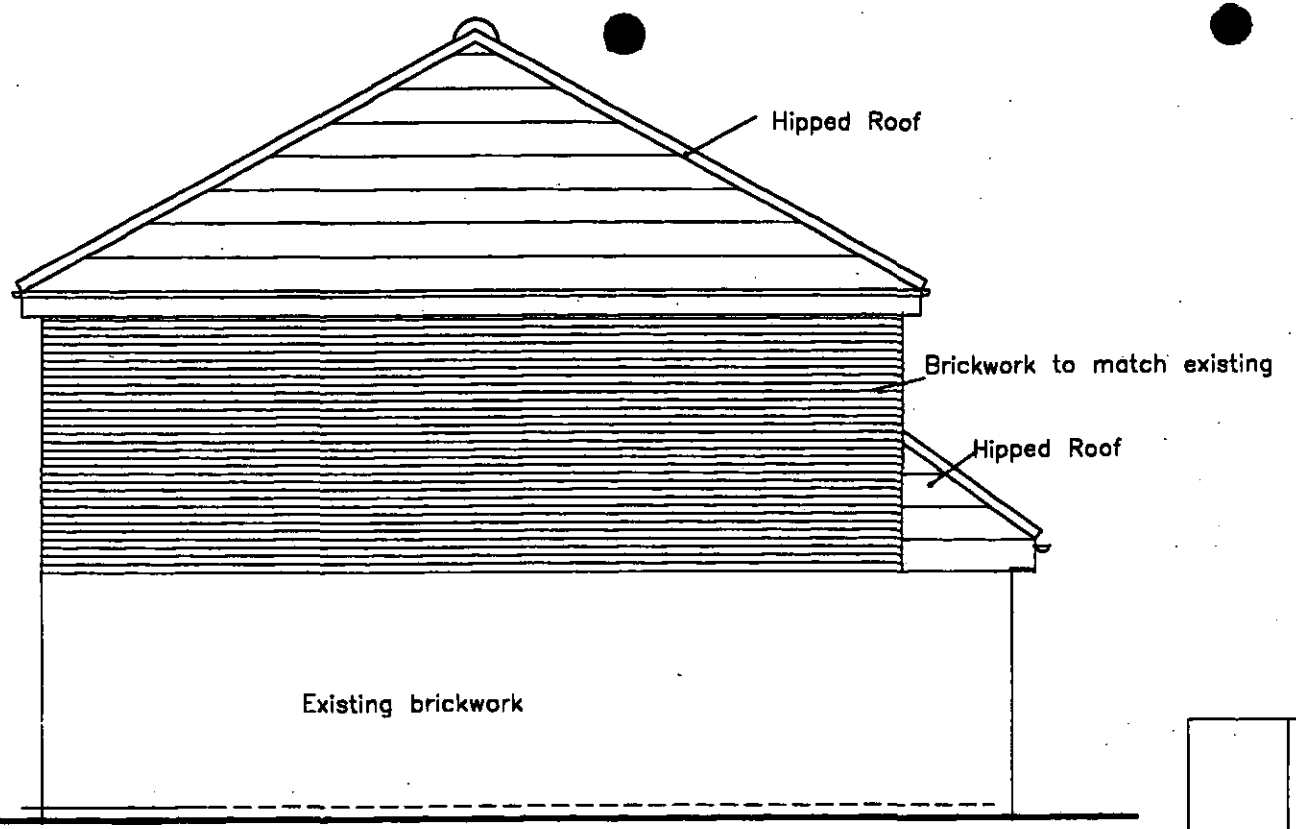
Job

PROPOSED BEDROOM & EN-SUITE EXTENSION AT 8 PIGOTT RD. WOKINGHAM.for MR.& MRS. K.J.BURROWS

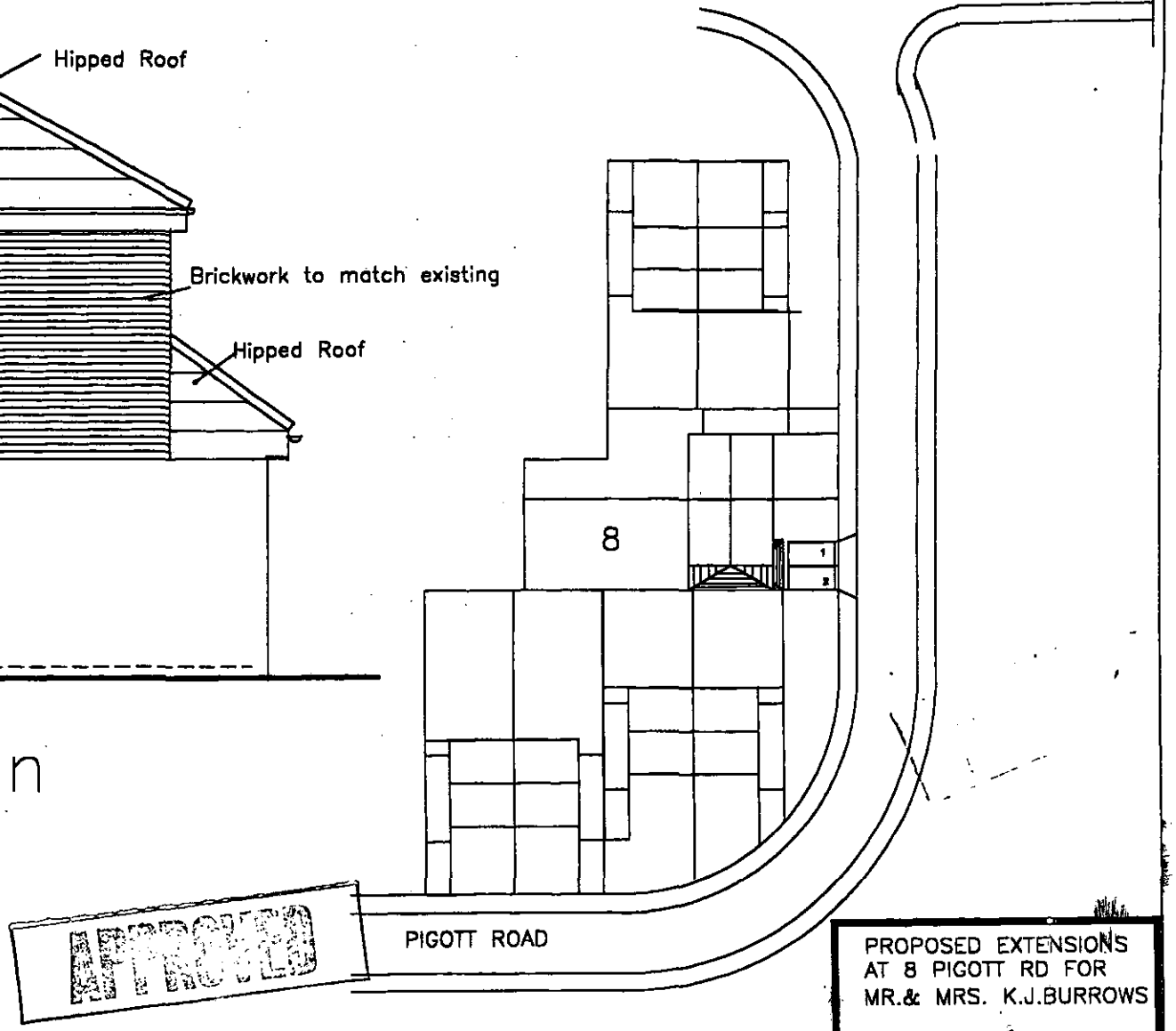
Dwg No:	Date
DT/KJB/1	4/5/2000

Scale 1:50

N.D.TRAFFORD.DIP.ARCH.(BRUNEL).M.R.I.B.A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS
RG40 1RP



Side Elevation



Car Parking
Block Plan

PROPOSED EXTENSIONS
AT 8 PIGOTT RD FOR
MR.& MRS. K.J.BURROWS

Dwg No:	Date
DT/KJB/4	1/6/2000

Scale 1-50 & 500

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD
WOKINGHAM
BERKS.
RG40 1RP

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1479	NB
BUILDING CONTROL NUMBER.	FP2000/0634	Howard
~~APPLICANT~~/AGENT	N. D. Trafford	
ADDRESS OF SITE	8 Pigott Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext Part porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DT/KJB/2	DT/KJB/4
ELEVATIONS	DT/KJB/1	DT/KJB/1 +4
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

With the agreement of the Committee; the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

85. APPLICATION NO 2000/1479, PROPOSED GROUND FLOOR AND FIRST FLOOR SIDE EXTENSION AND FRONT PORCH, 8 PIGOTT ROAD WOKINGHAM, FOR MR. & MRS. BARROWS

The Committee considered a report on this application as set out on Agenda pages 709 to 714.

RESOLVED: That Application No. 2000/1479 be approved subject to the conditions set out on Agenda pages 710 to 711.

Application No F/2000/1479 | **Received** 10/05/00 | **Wokingham**

Applicant: Mr and Mrs Barrows
Location : 8 Pigott Road, Wokingham
Proposal : Proposed ground and first floor side extension and front porch

1. **Planning History** –
The site is located within the identified settlement of Wokingham. The immediate street scene is made of semi-detached houses of a similar design, some of which have had first floor extensions above the garage. There is no relevant planning history since the dwelling was built.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** –
The proposal is for a ground floor side extension forming utility room, a first floor extension above the existing garage and proposed utility room forming a bedroom and en-suite, a front porch.

3. **Consultations** -
- ***Wokingham Town Council*** – No objections
- ***Highways*** – No adverse highway comments
- ***Neighbours*** – None received

4. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1
B. Impact upon the street scene
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1
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a) Proposed front extension forming a porch:
The porch would have a pitched roof, hipped at each end, covering the garage and porch area. It will be 2.2m to the eaves and 3.4m to the ridge. It will come forward from the main front building line by 1m. It is considered that the porch would have no detrimental impacts upon neighbouring properties through its being overbearing or through overshadowing and overlooking.

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6. **Recommendation** – GRANT planning permission subject to the following conditions:

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REASONS

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

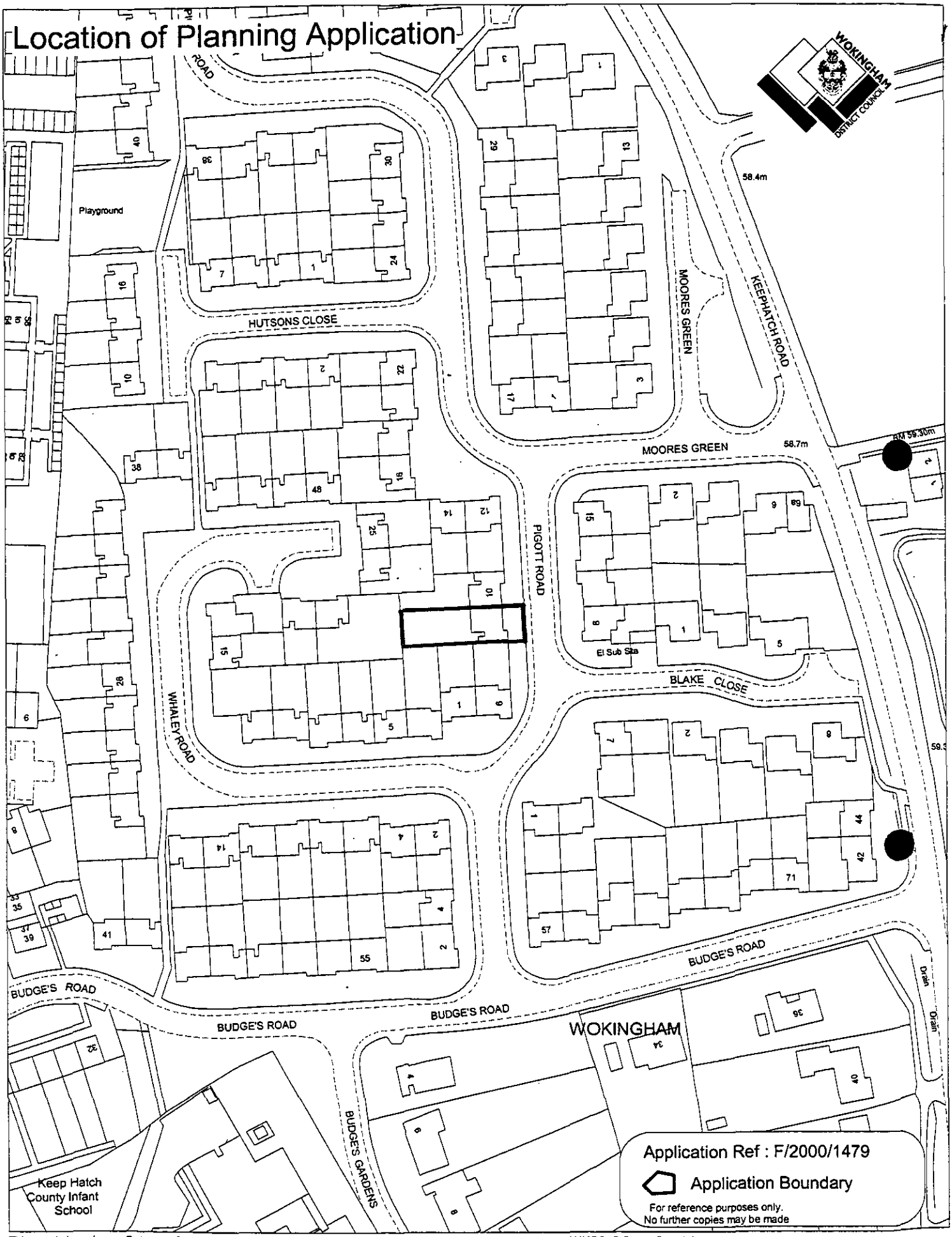
2. To ensure a satisfactory external appearance.

3. In the interests of the amenities of the occupants of this property and other properties nearby.

4. To safeguard the amenities of neighbouring residents and the locality.

5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and be detrimental to highway safety.

Natalie Brown



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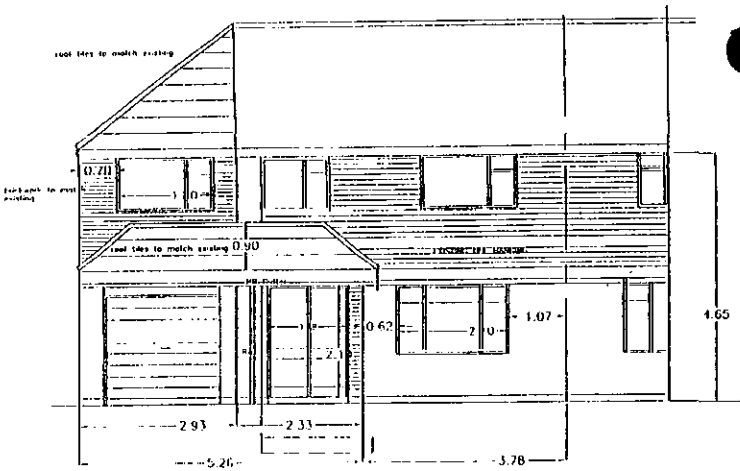
Development Control Section, Environmental Services, Wokingham District Council.

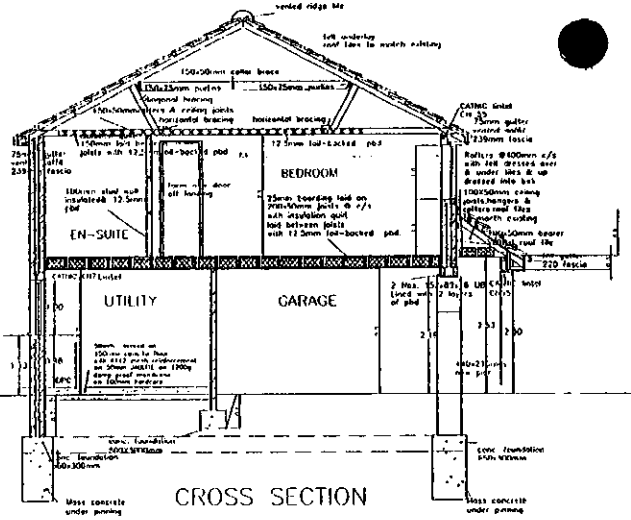
19 July 2000

Scale: 1 : 1250

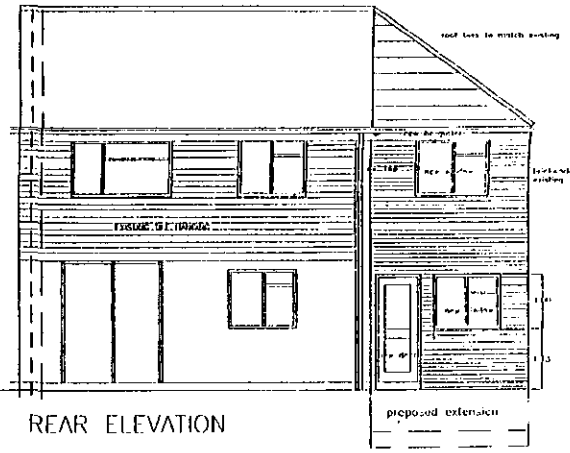
N W E S



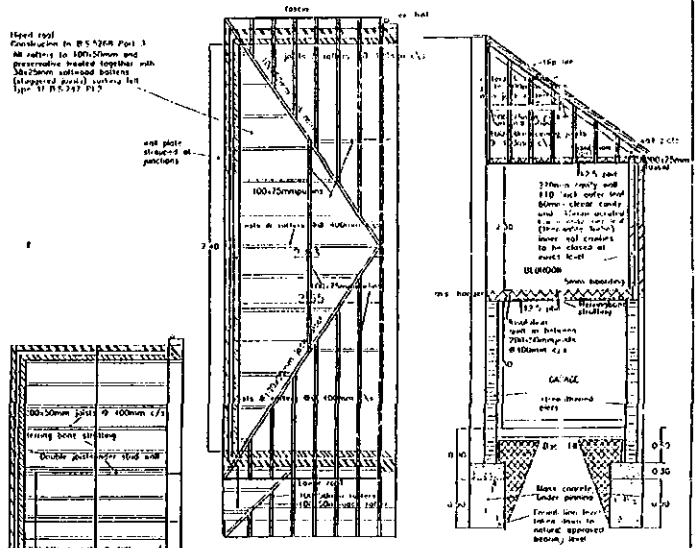
FRONT ELEVATION



CROSS SECTION



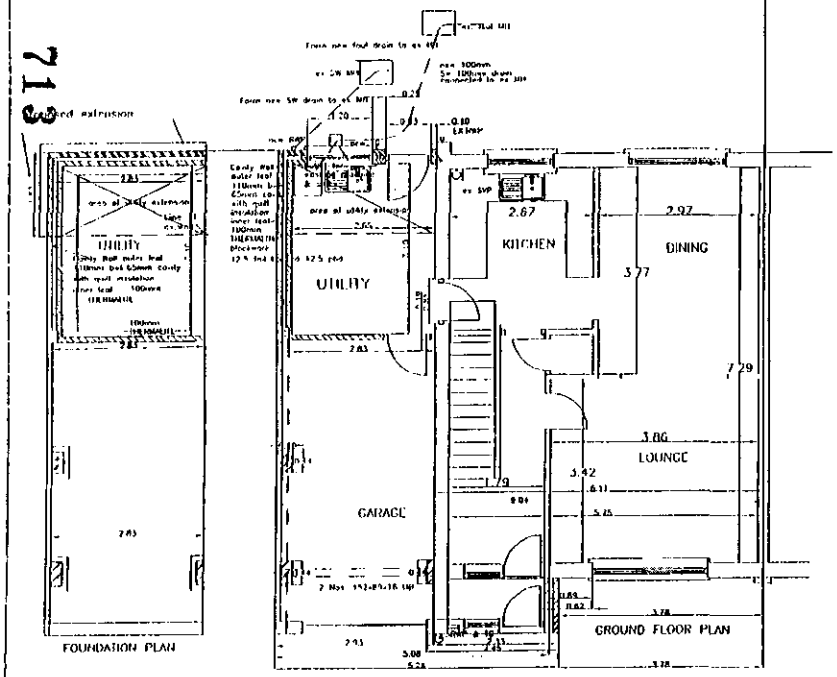
REAR ELEVATION



ROOF PLAN

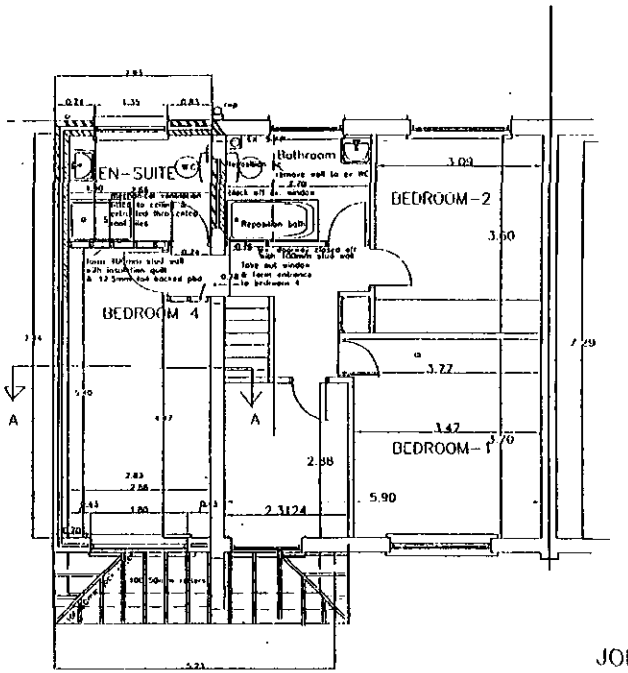
CROSS SECTION A–A OF EXTENSION

10 MAY 2000 1479

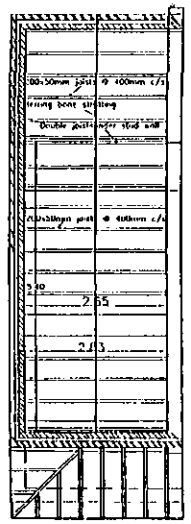


FOUNDATION PLAN

GROUND FLOOR



FIRST FLOOR



JOIST PLAN

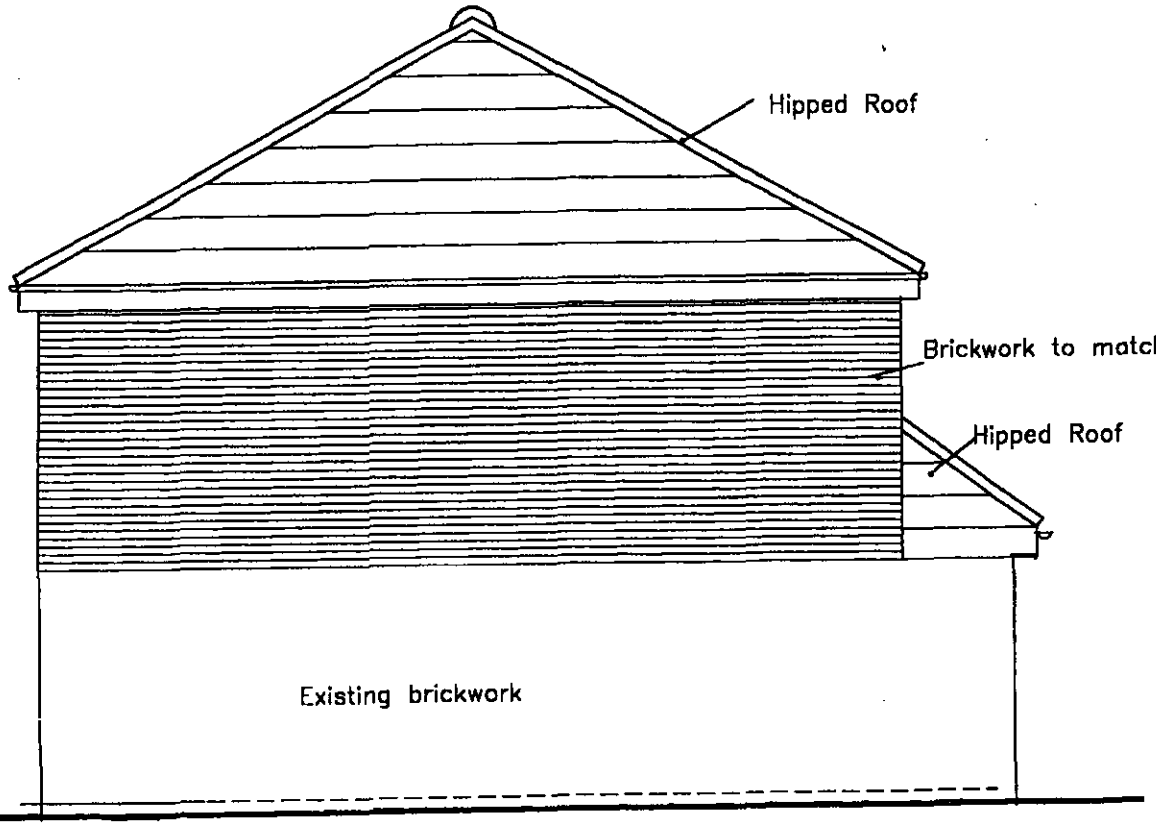
Job

PROPOSED BEDROOM & EN-SUITE EXTENSION AT 8 PRIOR RD. WOKINGHAM for MR & MRS. K.J.BURROWS

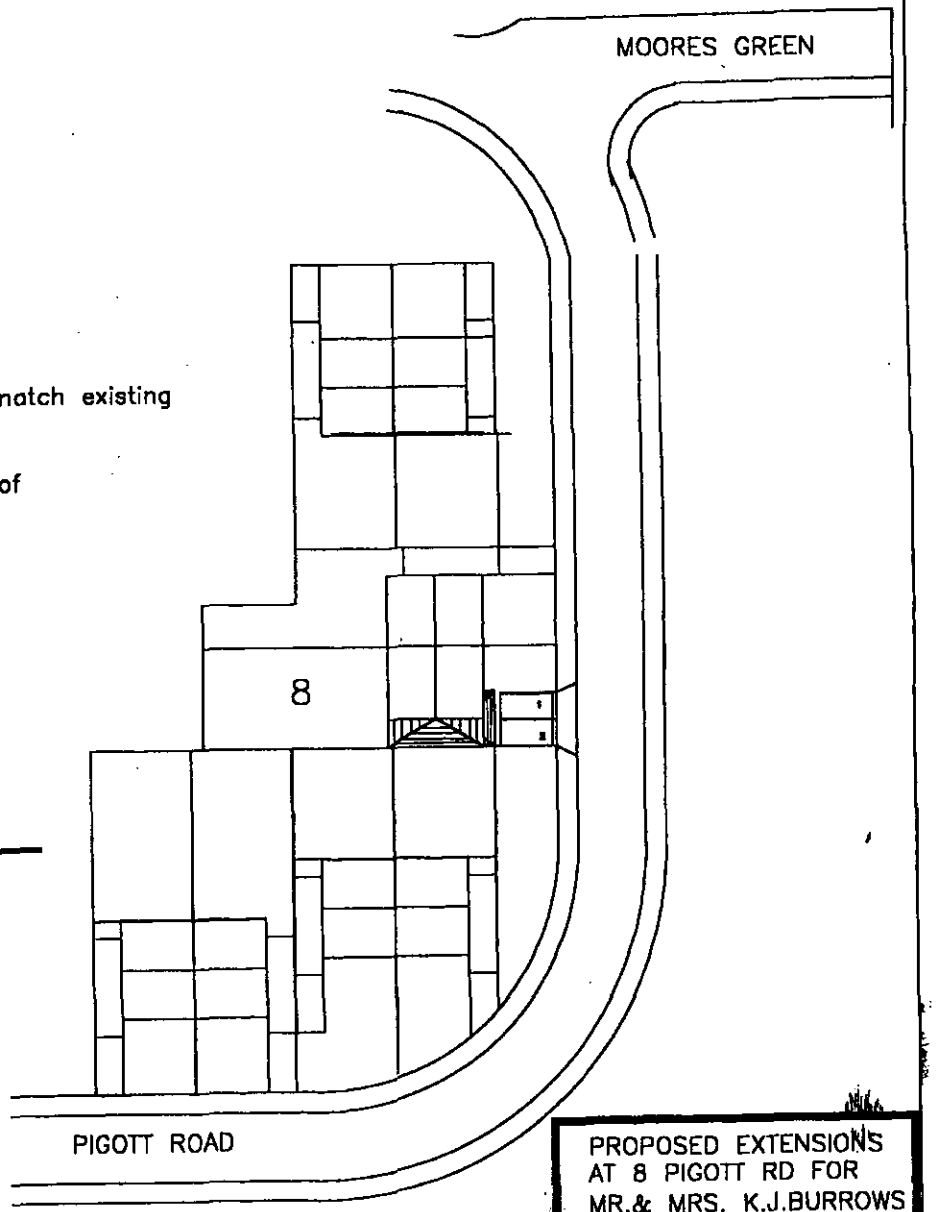
Dwg No.	Date
01/KJB/1	4/5/2000

Scale 1:50

N.D.TRAFFORD DIP ARCH.(DUNELM)RIBA.
ARCHITECT
51 PROCTORS RD
WOKINGHAM
BERKS
RG40 1RP



Side Elevation



Car Parking
Block Plan

PROPOSED EXTENSIONS
AT 8 PIGOTT RD FOR
MR.& MRS. K.J.BURROWS

Dwg: No:	Date
DT/KJB/4	1/6/2000

Scale 1–50 & 500

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:
RG40 1RP

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1479

Applicant : Mr K Barrows C/O N D Trafford.

Location : 8, Pigott Road, , Wokingham.
Proposal : Proposed ground and first floor side extension to dwelling and front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/6

Date of Neighbour Notifications : .....

Date of Site Visit : .....6/6/2000.....

Date Registered : 10/05/2000

Earliest Date for Decision : 16/06/2000

Latest Consultation Date/Site Notice Expiry Date : 16/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses :
WOK TC: no objection (KH6)

Highways: 13/6 - no adverse comments.

Neighbours/SN:

Planning Issues :

Application Number: F/2000/1479

Appraisal :

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

Application Number F/2000/1479
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC53 2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

SC20 3. The en-suite window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

SC08 4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 6 Pigott Road

SC23 5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

SR02 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

SR12 2. To ensure a satisfactory external appearance.

SR24 3. In the interests of the amenities of the occupants of this property and other properties nearby.

SR05 4. To safeguard the amenities of neighbouring residents and the locality.

SR06 5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and be detrimental to highway safety.

Photos 1-9

RECORD OF SITE VISIT

SITE ADDRESS: 8 Pigott Road Wokingham. APPLICATION NUMBER: F/2000/1479	OFFICER: Natalie Brown DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - stake in f. garden.

2. DESCRIPTION OF SURROUNDINGS
Semi-D - similar style/design with integral side garage (flat roof) with x1 drive space in front of. open plan f. gardens.

and has pitched roof above garage

Nº 15 - has larger hardstanding for caravans, Nº 9 has hedging between 11/9 f. garden.

3. DESCRIPTION OF SITE/BUILDING
Existing (2) 1st floor side window (above garage) facing Nº 6 (no side windows in proposed side elev). Ridge height will match existing & be full depth of house. (Garage/porch project beyond main p'line.)

has 1.8m fencing with road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi-D with 10. Side of house/garage forms rear boundary of Nº 6 rear garden. Whaley Road.
Rear garden of Nº 1: trees along boundary & 1.8m fencing.
↳ also has a shed on boundary.

5. SITE CONSTRAINTS

TREES x1 in garden along boundary with 1 Whaley.

ACCESS/PARKING Garage space & x1 parking space in front of

LEVELS

BOUNDARY TREATMENT 1.8m fencing surrounding rear of garden with Nº 10 - hedging.

OTHERS

* NB: Nº 9: has 1st floor extn above old garage (converted) & new garage at side.

Nº 7 & adjoining house (5?) - 1st floor extns (set back from front of garage).

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 MAY 2000
Officer: NAB	Application No. F/2000/1479

Map No. 69 Site ...0.03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: GROUND + (F.) PROPOSED ^ FIRST FLOOR SIDE EXTENSION TO DWELLING + FRONT POURCH

Location: 8 PIGOTT ROAD

Parish: WOKINGHAM Ward: Norreys
22.5.2000

Applicant: MR K BARROWS

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

Enforcement Section (15) 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	PARKING?	22.5	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SIDE ELEVATION?	22.5.	
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 : 22.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

SIN t 6, 8, 10, 9 + 11 Pigott Rd

1, 3 + 21 Whaley Rd

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICE
POL
DC
CS
COPIES TO:
FILE:

Case officer: Natalie Brown

Application Number: F/2000/1479

Proposal: Proposed ground and first floor side extension to dwelling and front porch.

Site Address: 8 Pigott Road, Wokingham.

Applicant: Mr K Burrows C/O N D Trafford

Your observations are required in respect of this application by **16/06/2000**

No objection

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 22 May 2000

Application Number: F/2000/1479

Proposal: Proposed ground and first floor side extension to dwelling and front porch.

Parish: WOKINGHAM TOWN

Site Address:
8, Pigott Road, , Wokingham.

Applicant:
Mr K Barrows C/O N D Trafford.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

No adverse highways comments.

Signed: A. Linnell **Print name:** A. LINNELL

DAVID TRAFFORD DIP.ARCH.(DUNELM)R.I.B.A.

51 PROCTORS RD ◊ WOKINGHAM, ◊ BERKS, ◊ RG40 1RP
Home Phone 0118 9788368 ◊ Email DAVID.TRAFFORD@VIRGIN.NET

PLANNING SERVICES | RPT 30180
POL | ILS
DR | ENF
TPO
CS
05 JUN 2000
COPIES TO: | ACC:
FILE:

Your Ref. F/2000/1479
My Ref DT/KJB/6/TP
For the Attention of Ms Natalie Brown

03 June 2000

Proposed Grounnd and first floor side extension to dwelling and front porch at 8 Pigott Rd, Wokingham, for Mr. & Mrs. K.J.Burrows. Application No.F/2000/1479

Dear Sir/Madam,

Thank you for your request for further information regarding the above application, I enclose herewith 4 copies of the following Drawing, No.DT/KJB/4, which shows the following :-

1.SIDE ELEVATION

2. BLOCK PLAN SHOWING PARKING LAYOUT
3CARS, 2 IN THE DRIVE & 1 IN THE GARAGE.

I hope that the enclosed information meets with your approval.

Yours faithfully,

N.D. Trafford.

N.D.TRAFFORD

DAVID TRAFFORD DIP.ARCH.(DUNELM) R.I.B.A.

10.MAY2000* 1479

51 PROCTORS RD ◊ WOKINGHAM, ◊ BERKS, ◊ RG40 1RP
Home Phone 0118 9788368 ◊ Email DAVID.TRAFFORD@VIRGIN.NET

DT/KJB/5/TP

09/ May 2000

Proposed Bedroom & En - suite over existing garage at 8, Pigott Rd., Wokingham for Mr.& Mrs.K.J.Burrows & inclusion of Front Porch to ground floor.

Dear Sir,

I enclose herewth for your consideration and approval 6 copies of the statutory forms and drawings.for the above referred to proposed extensions.The drawings enclosed are as follows:-

1. DT/KJB/1 Plans of Proposals for Plans, sections & elevations
2. DT/KJB/2 Block Plan 1/500.
3. DT/KJB/3 Location Plan 1/1250

Also enclosed is a cheque for £95-00p,being the application plan fee,required for this submission.

Yours faithfully,

N.D.Trafford

N.D.TRAFFORD.

ENVIROMENTAL SERVICES DEPT.
PLANNING SERVICES,
WOKINGHAM DISTRICT COUNCIL,
PO BOX 157,
CIVIC OFFICES,
SHUTE END,
WOKINGHAM, BERKS. RG40 1WR.

ADDRESS 8 Pigott Road

PARISH WOK

PLOT No. 75R

ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/31/65	Laings	Semi det & garage	24/6/65	C/A
0/64/61	Cruickley	Res Dev	14/12/61	REF
13/11/66	do	do (0/31/65 ref)	31/3/66	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

10.MAY2000* 1479

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	MR. K.J. BARROWS
	Address and postcode	8 PIGOTT RD WOKINGHAM BERKS RG40 1PY
	Phone number	9787817
	Agent's Name	N.D. TRAFFORD
	Address and postcode	51 PROCTORS RD WOKINGHAM BERKS RG40 1RP
	Phone number	9788368
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.	8 PIGOTT RD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	BEDROOM/EN-SUITE OVER GARAGE & PORCH
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 ☐

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. 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.

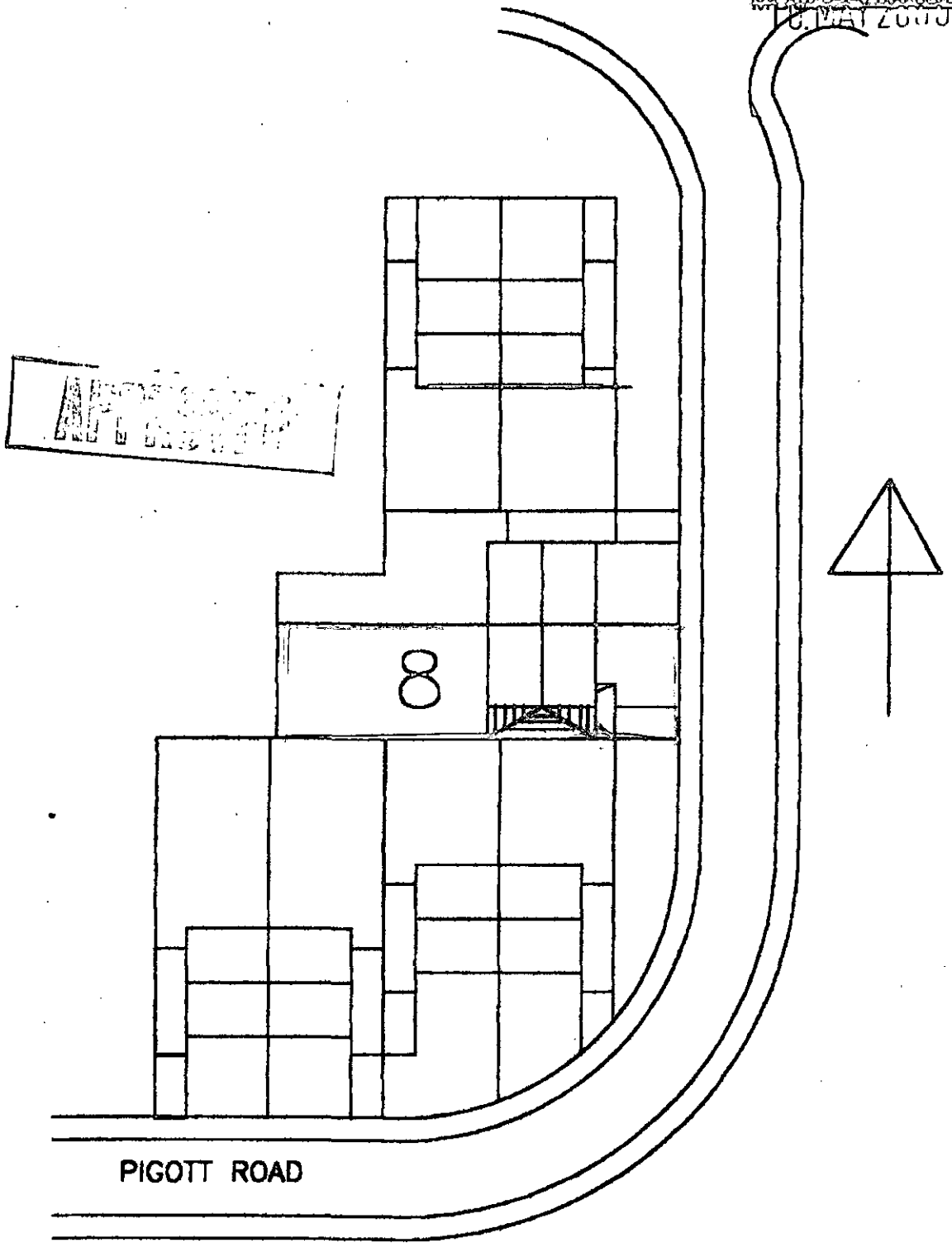
Your signature: N.D. Trafford

on behalf of Mr. K.J. Burrows

Date 6/5/2000

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

MOORES GREEN 14 MAY 2010 1479



JOB

PROPOSED EXTENSIONS
AT 8 PIGOTT RD FOR
MR.& MRS. K.J.BURROWS

BLOCK PLAN
SCALE 1–500

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/KJB/2

10.MAY2000* 1479



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Development Control Section, Environmental Services, Wokingham District Council.

17 May 2000

Scale: 1 : 1250

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