APPLICATION NO:
F/2002/8241

LOCATION:
158 Reading Road, Wokingham .

APPLICANT:
Mr/Mrs Hord C/O E G Design Of Ascot

PROPOSAL:
Proposed new pitched roof to existing front extension.

EARLIEST DATE FOR DECISION: **07/03/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/03/2003

CASE OFFICER: **Julia Mountford**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hord
C/O E G Design Of Ascot
The Clockhouse
46 Fernbank Road
ASCOT
Berkshire
SL5 8HE

Application Number: F/2002/8241

Parish: **WOKINGHAM**

Location: **158 Reading Road, Wokingham**

Proposal: **Proposed new pitched roof to existing front extension.**

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

Conditions

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

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 unless otherwise agreed in writing by the Local Planning Authority.

Reasons

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

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

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan number GWS/2209/02, received by the Local Planning Authority on 3 February 2003.

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

3. 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 SBE1, STV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/03/2003

Notice checked by: CWatson

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8241 J.M
BUILDING CONTROL NUMBER.	FP/2002/3786
APPLICANT/AGENT	E.G. Design
ADDRESS OF SITE	158 Reading Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	re-roof existing annexe.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GWS/2209/02	GWS/2209/02
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/03	

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 : Julia Mountford

Application Number : F/2002/8241

Applicant : Mr/Mrs Hord C/O E G Design Of Ascot.

Location : 158, Reading Road, Wokingham, .
Proposal : Proposed new pitched roof to existing front extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 12 Feb 2003

Date Registered : 03/02/2003

Earliest Date for Decision : 07/03/2003

Latest Consultation Date/Site Notice Expiry Date : 07/03/2003

This application will have expired on: 31/03/2003. 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 :

—

Planning Issues :

- Category A settlement
- Impact upon neighbouring properties
- Impact upon the character of the area

Application Number: F/2002/8241

Appraisal:

Proposed Development

The proposed development relates to the addition of a pitched roof to the existing front extension. The pitch will raise the height of the existing flat roof by approximately 1.2 metres. The ground levels of the site slope gently downwards towards the extension.

The site is a detached dwelling located in a predominantly residential area, within a category A settlement.

1. Impact upon neighbouring properties

No 160 is situated 3.5 metres to the west of no 158. A 1.8 metre woven fence, with honey suckle on no 160s side divides the two properties. The ground level of no 160 is approximately 10cm higher than no 158. There is an existing office/ study window approximately 3.5metres from the extension. The proposed pitched roof would not adversely affect light going to this room in no 160.

Other neighbours will not be affected due to their distance from the application site. It is therefore considered that the proposed extension would not have an adverse effect in terms of overshadowing, overbearing or overlooking upon the neighbouring properties.

2. Impact upon the character of the area

The existing extension on the property is currently flat roofed. The proposal to make it a pitched roof will improve the appearance of the extension and therefore have a positive effect on the character of the streetscene.

Approval: ✓ **~~Refusal~~:**

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
1	This approval is in respect of the OS Site Location Plan and Plan number GWS/2209/02, received by the LPA on 3 February 2003.
NO4	
N16	

Loddon Area Local Plan	
South East Area Local Plan	SBE1, STV1
Wokingham District Local Plan	WBE1, WOS3
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions agreed: P. Tenderson

(Development Control Manager)

Date: 26/3/03

If any of the Consultees have requested a copy of the decision notice please list them below:

checked what room at no. 160 used for → office/study.
Measured anyway → no light issue from proposal.

RECORD OF SITE VISIT

SITE ADDRESS: 158 Reading Road Wokingham .

APPLICATION NUMBER: F/2002/8241

OFFICER: Julia Mountford

DATE OF SITE VISIT: 12 Feb 03

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Ground levels slope down from road to hse.
Predominantly residential detached hsg. ~~Mix~~ sample of bungalows.

3. DESCRIPTION OF SITE/BUILDING Rendered extension, creamy colour.
1m higher - roof to increase by.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 160 is a bungalow with window & front door inside elevation.
1.8m woven fence No 160 with honey suckle hedge in front - (shrub) to front of hedge. - Little screening deciduous.
~10cm difference - application site higher than adjoining property.

5. SITE CONSTRAINTS

TREES Along side boundary.

ACCESS/PARKING

LEVELS Sloping from rd down to hse.

BOUNDARY TREATMENT

OTHERS Site plan on agents plan incorrect - refer to GIS plan.

Won't affect other neighbour - due to distance.
Fence ~ 2m + hedge ~ 2m - up to sill of upstairs window ~4m high.
Coniferous hedge - good screening.
Due to relationship, + boundary treatment, no adverse impact to V Woosehill Lane.

Application Number: F/2002/8241

Case Officer : JAM

Valid Date : 03\02\03

Map No : 68

Site Area : 0.07

Received Date: 23/12/2002

Level : Delegated Application

Description : Proposed new pitched roof to existing front extension.

Location : 158, Reading Road, Wokingham, .

Parish : WK **Ward :** EVE

Applicant : Mr/Mrs Hord C/O E G Design Of Ascot.

Fee Required: £110 **Fee Received: £110** joint cheque with B/cont

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	~~Do not show proposed dev.~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Missing rear elevation	requested by phone 8/1	3/2
FLOOR PLANS	~~Missing~~		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N ... 8 ... see ... map .....

.....

.....

No pre - app.

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

Tel: (0118) 974 6442

Date: 11 February 2003

My ref: F/2002/8241

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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/2002/8241
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Julia Mountford** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Julia Mountford** Application Number: **F/2002/8241**
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6442

Date: 11 February 2003

My ref: F/2002/8241

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8241
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Julia Mountford** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Julia Mountford** Application Number: **F/2002/8241**
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6442

Date: 11 February 2003

My ref: F/2002/8241

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8241
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Julia Mountford** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Julia Mountford** Application Number: **F/2002/8241**
158, Reading Road, Wokingham, .
Proposed new pitched roof to existing front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8241

Proposal:
Proposed new pitched roof to existing front extension.

Location:
158, Reading 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 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/2002/8241 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Julia Mountford P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/03/2003. 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.

Trevor Watson
Development Control Manager

11 February 2003

Organisation_Name	Building_Name	address1	Postcode
		158READING ROADWOKINGHAM	RG41 1LH
		160READING ROADWOKINGHAM	RG41 1LH
		153READING ROADWOKINGHAM	RG41 1LJ
		155READING ROADWOKINGHAM	RG41 1LJ
		157READING ROADWOKINGHAM	RG41 1LJ
		196OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC
		198OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC
		200OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC
		202OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC
		204OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC
FAIRVIEW CONSERVATORIES LTD		206OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC

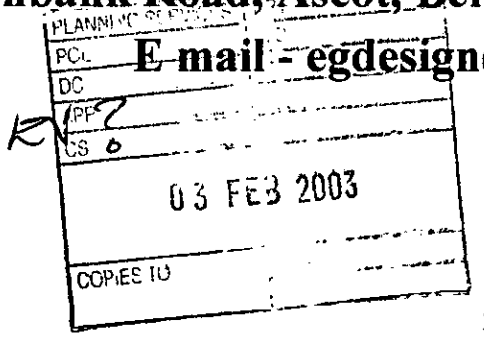
Wrighham list F/2002/8241

03.FEB.2003 8241

65652

E. G. Designs of Ascot

The Clockhouse, 46, Fernbank Road, Ascot, Berks. SL5 8HE
Tel/Fax - 01344 882883, E-mail - egdesign@talk21.com



Wokingham District Council,
Development Control Manager,
P. O. Box No. 155,
Shoot End,
Wokingham.
Berks. RG40 1WW.

30th January 2003.

Re : Erection of extension at 158, Reading Road, Wokingham, Berks.

Dear Ms.,

Please find enclosed a second copy of the rear elevations first faxed to you on 9th January.

Yours Faithfully,

Geoff. W. Sparrow.
Senior Surveyor.

Environmental Services

For office use only.
Application number: 03 FEB 2003 8241

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.

WOKINGHAM UNITARY
Aiming for Excellence

23 DEC 2002

1	Your name	MR. AND MRS. HORD.
	Address and postcode	158, READING ROAD, WOKINGHAM, BERKS. RG41 1LH.
	Phone number	0118 9787068.
2	Agent's Name	E. G. DESIGN OF ASCOT,
	Address and postcode	THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE.
	Phone number	01344 882883.
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.	158, READING ROAD, WOKINGHAM, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	RE-ROOF ANNEXE.
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.	TILES 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: 4	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: [signature]

on behalf of MR. & MRS. HORD

Date 18/12/02

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

158 READING ROAD (New house adjoining 160) LUFF

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
1P1224			Crouch / Dell house	30/8/46 C			
B/23/67		30.3.67	4/bed. bungalow and integ. garage	27.4.67 R			
B/11/72	8709X	22.2.72	Erection of det. house and double garage (T.P.1155 & B/23/67 refer)	6.4.72 R	4.4.72		
B/24/72		26.4.72	Erection of det. house and double garage (T.P.155, B/23/67 & B/11/72 refer)	5.7.72 C			
C/434		16.11.77	Cl new garage for Mr. R. Vanstone Conv. of garage into bedroom & sitting room & erection	19.1.78 R			
08514			" (Mr. R. VANSTONE)	8.6.78 GA			
	BR9681		ADDN TO EX GARAGE/NEW GARAGE		23.10.78 AWA		
15167			" "	9.6.81 GA			
	BR16778		1st fl b/room & bathroom. (Mr Vanstone		B.6.81		
F/2002/8241			Mr+Mrs. Hord - new pitched roof to F/roof				