APPLICATION NO:
F/2002/7986

LOCATION:
8 Matthews Green Road, Wokingham.

APPLICANT:
Mr/Mrs Reece C/O Greg Farrell

PROPOSAL:
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Reece
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2002/7986

Parish: **WOKINGHAM**

Location: **8, Matthews Green Road, Wokingham.**

Proposal: **Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.**

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

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

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

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

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.

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

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

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

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.

Informative
1. This approval is in respect of plan number Reec:01 D received by the Local Planning Authority on 6 February 2003.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/02/2003

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7986

Applicant : Mr/Mrs Reece C/O Greg Farrell.

Location : 8, Matthews Green Road, , Wokingham.
Proposal : Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 28/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 23/01/2003. 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 :

No objection from neighbours.

Planning Issues :

Impact upon Neighbouring properties, Character of the area and Highways.

Relevant Policy

SDG1, SDE2, ST3, 4
WOS3, WOG1, WT6, 7
ENV1

Application Number: F/2002/7986

Appraisal

The application proposes the raising of the roof and formation of a first floor, plus a single storey side extension and rear conservatory. The application property is bungalow set within the identified settlement.

The proposed extension would have a roof raised 2.3m above the existing ridge and would be fully hipped. The two storey side element above the garage would also have a hipped roof set 1.2m lower. No first floor windows would be inserted in the side elevations. Gable details would be added above the front and rear windows.

Impact on Neighbouring Properties

The dwellings along this part of the road area set in a staggered formation. No. 6 is set forward of No.8 and No.10 is set slightly tot he rear. No.6 has secondary side windows to both a bathroom and a living room towards the front. Any loss of light to these secondary windows is considered acceptable. Bathroom and kitchen windows exist on the ground floor side but there rooms are not habitable (separate dining room). Because the proposed extension is set further in from the boundary with No.6 (6.0m gap) and has a projection of only 3.0m, it is not considered to have an overbearing impact.

No.10 has no side windows and would not suffer any overbearing, overshadowing or overlooking impacts. No.10 has recently had permission granted to raise the roof to create a first floor. Even if the extension was completed the proposal at No.8 would have no adverse effects.

Impact on the character of the area

No.6 is a two storey house and No.10 is a bungalow with permission to raise the roof. This proposed raising of the roof at No.8 does not pose to threaten the character of the streetscene along Matthews Green Road.

Highway

The driveway has parking for 3 cars with a garage space being retained.

√ Approval

Application Number F/2002/7986
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	1st floor and above of side elevation of the extension
4	C049	R049	
5	C122	R122	
	Informative:		
1.			This approval is in respect of plan no.
			REEC:01 D rec'd by the LPA on 6.2.03

Informative for approvals

2. N16

LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBG1, SBG2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBG1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrewalle
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 19/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 8 Matthews Green Road Wokingham. APPLICATION NUMBER: F/2002/7986	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 1st settlement
linear dev adjacent to open field

3. DESCRIPTION OF SITE/BUILDING 1

4. RELATIONSHIP TO ADJOINING PROPERTIES No 10 set back (stagger) front large window (bay)
No side windows. except conservatory.

6 No of side window both floors
1st floor near w/c. side WC + landing.

2nd window to GF L. Room + Bedroom

GF - w/c. kitchen not dr. S/S near ext - patio door near to no 4.

5. SITE CONSTRAINTS Centred on exist footprint - rare wall
Check 43° line to No 6.
GF window @ 6 ?

TREES

ACCESS/PARKING x 3-4

LEVELS drop to near lowered patio.

BOUNDARY TREATMENT

OTHERS Seebase - No 6 is a house
not chalet bungalows.
no harm to Seebase.

Application Number : F/2002/7986	**Map No :** 68
Case Officer : PT	**Site Area :** 0·08
Valid Date : 28/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

Location : 8, Matthews Green Road, , Wokingham.

Parish : WK **Ward : EMM** 3·12·02 B

Applicant : Mr/Mrs Reece C/O Greg Farrell.

Fee Required: £110 **Fee Received: £110** (b)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Front elev shows windows on either side of front door – not on floor plan. 1st side elev shows smaller windows (0·9m) than on floor plan (1·2m). Also does not show small bay windows (ground + first floor) Rear elev does not include bathroom window shown on 1st floor plan. Also conservatory is wider on floor plan (3·4m) than on elevation (approx 2·8m) 2nd side elev does not show small bay windows (ground & first floor)	25/11	28/11
FLOOR PLANS			
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 3.12.02 JB.

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 + see map.

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		10MARTINS DRIVEWOKINGHAM	RG41 1NY
		11MARTINS DRIVEWOKINGHAM	RG41 1NY
		10MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		6MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		8MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/7986

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7986
8, Matthews Green Road, , Wokingham.
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7986**
8, Matthews Green Road, , Wokingham.
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.
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 Malvern

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

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/7986

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7986
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7986**
8, Matthews Green Road, , Wokingham.
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.
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 Eke

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

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

Tel: (0118) 974 6442

Date: 03 December 2002

My ref: F/2002/7986

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7986
8, Matthews Green Road, , Wokingham.
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

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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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7986**
8, Matthews Green Road, , Wokingham.
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.
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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/7986

Proposal:
Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

Location:
8, Matthews Green Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7986 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. 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

03 December 2002

28.NOV.2002 7:06 COPY

Tel. (0118) 974 6429 or 6433

Date: 25 November 2002

Your Ref:

My Ref: F/2002/7986

WOKINGHAM UNITARY
Aiming for Excellence

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

Mr/Mrs Reece
C/O Greg Farrell
43
Wendover Way
Tilehurst
Reading, Berks
RG30 4RU

Dear Sir/Madam

Reference Number: 2002/7986

Site Address: 8, Matthews Green Road, , Wokingham.

Proposal: Proposed raising of roof and formation of first floor plus single storey side extension and single storey rear extension to form conservatory.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Front elevation shows windows on either side of front door but these are not shown on the floor plan.

1st side elevation shows smaller windows (0.9m) than on the floor plan (1.2m). Which is correct? Please make them match. Also the small bay windows on the ground & first floor are not shown.

Rear elevation does not include bathroom window shown on Ist floor plan. Also the conservatory window is wider on floor plan (3.4m) than on elevation (2.8m)

2nd side elevation does not show small bay window on ground & first floor.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number: 7986

13 NOV 2002

Householder planning application form

7986

WOKINGHAM UNITARY
Aiming for Excellence

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 REECE 8 MATTHEWS GREEN ROAD WOKINGHAM BERKS RG41 1JU
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATION OF EXISTING FIRST FLOOR
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 & RENDER 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:	Proposed:
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 REECE

Date 8/11/02

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

ADDRESS 8 MATTHEWSGREEN ROAD PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2277	Mr A B Johnson	Formation of room in roof space	9 4 75	Ref N/A.
BR 2614	" " "	New Dormer to Enlarge Room in Roof Space	2 5 75	App N/A
BR 6845	"	ALTERATIONS TO ROOF	7.7.77	App N/A
066660	"		6.6.77	N/A C/A
99/70095/F	"	Alts to roof	10.12.99	C/A
1999/9278	A B Johnson	Alts to roof	28.10.99	APP N/A.
2002/7986	Mr + Mrs Reece	Alts to roof + form of 1st Fl, S/St S ext, S/St R ext conserv		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq. Mr A.B. Johnson. 13/8/99. Alterations to roof.

DRAINAGE

091074