APPLICATION NO:
F/2001/5213

LOCATION:
61 Windmill Avenue, Wokingham.

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

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2001

CASE OFFICER: ~~Natalie Brown~~
Francis Lee

APPROVED

J22

D2

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Belcher
C/O E G Designs of Ascot
The Clockhouse
46 Fernbank Road
Ascot
Berkshire
SL5 8HE

Application Number: F/2001/5213

Parish: **WOKINGHAM**

Location: **61, Windmill Avenue, 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. 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
4. 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
5. The driveway shall be widened to a minimum of 4.8 metres and surfaced with a hard bound material.

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

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

Reason
5. In the interests of highway safety and convenience.

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:

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

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

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.

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

Tel: (0118) 974 6492

Date: **14 November 2001**

My ref: F/2001/5213

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/2001/5213
61, Windmill Avenue, , 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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5213**
61, Windmill Avenue, , 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 6492

Date: **14 November 2001**

My ref: F/2001/5213

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
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Natalie Brown

Development Control Officer

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61, Windmill Avenue, , 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 6492

Date: **14 November 2001**

My ref: F/2001/5213

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5213**
61, Windmill Avenue, , 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**********

Received by Wokingham District Council

Application No: F/2001/5213

Proposal:
Proposed two storey side extension to dwelling.

Location:
61, Windmill Avenue, , 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/2001/5213 to enable the library staff to locate the correct information.

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 08/12/2001. 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

14 November 2001

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

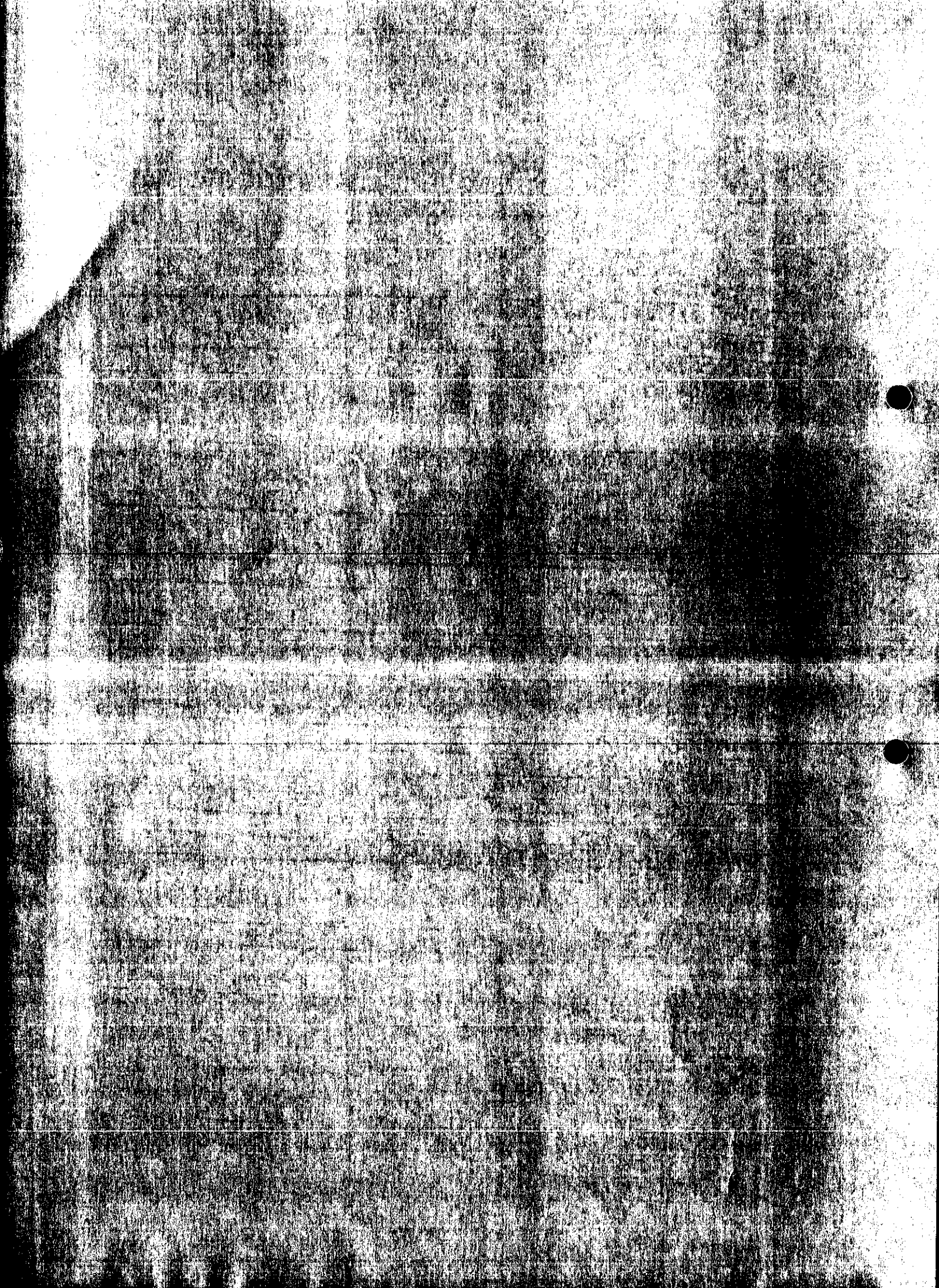
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5213, Frances Leo.
BUILDING CONTROL NUMBER.	RF 2002/2829 Central.
~~APPLICANT~~/AGENT	E G Design & Assoc
ADDRESS OF SITE	61 Windmill Avenue Wokingham
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GWS/1795/01/2/A	GWS/1795/01/2/A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	rear patio doors replaced by window	
DATE	13/3/02	

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 : ~~Natalie~~ Brown Francis Leo

Application Number : F/2001/5213

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

Location : 61, Windmill Avenue, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30 Nov 01

Date of Neighbour Notifications : .....

Date of Site Visit : 30 Nov 01

Date Registered : 30/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 25/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham Town Council : no objections.

Highways : 3 conditions imposed.

~~Environment Agency : no objection, but request that planning condition and informative be included see attached.~~

Planning Issues : I'd Sett.

SBE1 SBE2

WOS 3 WBE1

Application Number: F/2001/5213 **Officer : Francis Leo**
61 Windmill Avenue, Workingham

Appraisal :

Development
For the erection of a first floor side extension to dwelling, single storey in-fill rear extension, a covered area at the rear and an extension of the main roof to the width of the of side extension. The first floor side extension extends from the front garage wall to the rear building line of main property. It measures approximately 3.05m in width x 10.3m in depth. It has a pitched roof which would be an extension of the main roof. The flank wall would also be built up to the apex of the new extended roof. The in-fill extension at the rear is 1.4m deep x 3.4m wide. A sloping roof covers the in-fill extension and extends up to party wall covering an open porch in front of the dining room. The site is a semi-detached property located within the identified settlement of ~~Workingham~~ Sht.

Impact upon neighbouring properties
There would be no adverse impact on the adjoining property at no 59 because the proposed development is mainly to the west. Further west is no 63 which is approximately 3.5m away from the building corner of application site. No 63 also has a dormer window at the rear, about 5m away from the two storey extension, view from the dormer is unlikely to be obstructed because of the distance between the two properties. In addition the rear building line of no 63 is approximately 1m forward of application site, this would further help to minimise any visibility of the first floor extension. A window is proposed to the study room at first floor level facing no 63. But there are no windows to the adjoining property, hence there would be no overlooking. In view of the above it is considered that there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The main roof would be extended to cover the side first floor extension thereby giving an elongated appearance to the existing front and rear elevations. Although on its own it would distort the harmonious balance of the pair of semi-detached properties, there are various styles of properties in the street, hence the proposal would not appear out of character with the street scene. Overall it is felt there would be no undue adverse impact upon the character of the area.

Parking: The proposal would create an extra bedroom making 4 bedrooms in total thus requiring 3 parking spaces. The forecourt is approximately 7m deep x 12m in width. Applicant has indicated 2 additional parking spaces on the block plan, one in front of the garage and the other near to the western boundary, including the garage the proposal conforms to Councils parking standard.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5213
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C049	R049	
4	C122	R122	
5			Driveway to be widened to a minimum of 4.8m and surfaced with a hardbound material.
			Reason" In the interest of highway safety and and convenience.

RECORD OF SITE VISIT

SITE ADDRESS: 61 Windmill Avenue Wokingham.

APPLICATION NUMBER: F/2001/5213

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30 NOV 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Standard 2 storey semi-di and detached properties with integral garage. The front has an open plan effect. There are also a few chalet type properties

3. DESCRIPTION OF SITE/BUILDING 2 Storey semi-detached property with a garage on the western side. Front garden is 8m in depth x 10-12m in width. Rear garden is 23m deep. The side boundary is angled to the west from front of garage to fence is approx 2.2m at the rear approx 1.8m.

4. RELATIONSHIP TO ADJOINING PROPERTIES Gap bet 63 and 61 at widest part is approx 4.5m narrowing to about 3.5m. No 63 has a dormer window at the rear overlooking both gardens. No 59 is the other half of the semi and is handed, it is unlikely to be affected.

5. SITE CONSTRAINTS

TREES 3m high hedge bet nos 61 and 63 at the rear, along the side 1.8m high timber fence with planting coming up to garage.

ACCESS/PARKING

LEVELS none.

BOUNDARY TREATMENT part 1.8m high timber fence.

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

	RPC
	TLS
	ENF
26 NOV 2001	
	ACK
	FILE

Case officer: Natalie Brown FC

Application Number: F/2001/5213

Proposal: Proposed two storey side extension to dwelling

Site Address: 61 Windmill Avenue, Wokingham

Applicant: Mr & Mrs Belcher C/O E G Design of Ascot

Your observations are required in respect of this application **by 08/12/01**

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

No objection

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

CLERK TO Wokingham Town Council

HIGHWAYS.

HIGHW[redacted]ONSULTATION SHEET

From: Natalie Brown FL **Date:** 14 November 2001

Application Number: F/2001/5213

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
61, Windmill Avenue, , Wokingham.

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

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).

1/ C049, RC49

2/ Driveway to be widened to a minimum of 4.8metres and surfaced with a hardbound material.
R: IHS&C.

3/ C122, R122.

Signed: _____ **Print name:** AC 15/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 OCT 2001	Map No. 68 Site 0.04
Officer: NAB / Application No. F/2001/5213	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: 61 WINDMILL AVENUE

Parish: WOKINGHAM Ward: EVENDONS

Applicant: MR / MRS BECHER (2)

Fee 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	[redacted]		
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 : 14/11 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:

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

NEIGHBOURS:

S/N + see map

Environmental Services

For office use only.
Application number: 30.OCT.2001* 5213

Householder planning application form

WOKINGHAM DISTRICT COUNCIL

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

1	Your name	
	Address and postcode	MR. AND MRS. BELCHER. 61, WINDMILL AVENUE, WOKINGHAM, BERKS.
	Phone number	0118 9784053
2	Agent's Name	
	Address and postcode	E. G. DESIGN of ASCOT, THE CLOCKHOUSE, FERNBANK ROAD, ASCOT, BERKS. Mr Sparrow
	Phone number	SL5 8HE. 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.	61, WINDMILL AVENUE, WOKINGHAM, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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.	BRICK & 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: 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: [signature]

on behalf of MR & MRS. BELCHER

Date 25/10/01

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

ADDRESS 61 WINDMILL AVENUE PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6/7/62 3381	MESSRS SALANK DEVS. LTD	SEMI-DET. HOUSE & GARAGE	12.7.62	APP. C/
BR 4263	MR K.J. CROCKFORD	1 STOREY EXTENSION	26.2.76	APP. N/A
BR 7290	"	" "	12.10.77	APP. N/
BR 23566	"	"	25.10.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS ✗ BR 4263 Cancelled by WDC 31.1.79

DRAINAGE

091074

30.OCT.2001 * 5213



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

Scale: 1 : 1250