APPLICATION NO:
F/2000/2722

LOCATION:
3 Wildcroft Drive, Wokingham.

APPLICANT:
Mr & Mrs Valente C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed pitched roof on existing front extension to dwelling.

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Valente
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/2722

Parish: **WOKINGHAM**

Location: **3, Wildcroft Drive, Wokingham.**

Proposal: **Proposed pitched roof on existing front 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.

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.

Informative
1. The applicant is reminded that this permission/consent/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.

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/SBE2 and STV1/STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 22/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2722 / AT
BUILDING CONTROL NUMBER.	FP 2000/1335 Howard
APPLICANT/AGENT	4th Dimension Arch. Design
ADDRESS OF SITE	3 Wilderoft Drive WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	pitched roof in existing front elevation

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5180/01A	5180/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	11/1/01	

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 : Andrew Thorley

Application Number : F/2000/2722

Applicant : Mr & Mrs Valente C/O 4th Dimension Architectural Design.

Location : 3, Wildcroft Drive, , Wokingham.
Proposal : Proposed pitched roof on existing front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12/2000

Date Registered : 01/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 27/12/2000. 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 :

WTCouncil: No Objection
Neighbours: No comments received.

Planning Issues : (Identified Settlement)
1) Impact on street scene

Application Number: F/2000/2722

Appraisal:

1) Impact on street scene /visual impact.

The proposal is for a new pitch roof over the existing single storey front flat roof extension of a 2 storey detached house.

It will be 10 metres wide and will project 1.7 metres, the existing depth of the single storey front flat roof extension. The proposed eaves height of the lean to pitched roof will be 2.4 metres with a ridge height of 3.6 metres.

Although it will be visible from Wildcroft Drive and Croft Road, it will improve the overall design of the property. The proposed materials will match the existing main house roof therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal : [ ]**~~
(tick appropriate box)

Application Number F/2000/2722
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission — 5 years
2.	C014	R044	External finishes to match
	N04		Planning Permission Only (NOT BR Approval)

RECORD OF SITE VISIT

SITE ADDRESS: 3 Wildcroft Drive Wokingham.

APPLICATION NUMBER: F/2000/2722

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 8/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front window

2. DESCRIPTION OF SURROUNDINGS Residential — quiet area
No 1. 2 storey detached house, with adj double garage attached nearest to proposal.
No. 5, 2 storey detached house, single garage + carport
open plan front gardens with low 1m high (approx) mixed shrubs.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached, extended at front with single st'ex extensions either side of porch. Red brick with white cladding at first floor. Brown concrete tiled roof, white wooden casement windows + doors, fascia boards + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing

LEVELS — N/C

BOUNDARY TREATMENT — No 1. 2·5m high 'green' shrubs /hedge

OTHERS — No 5, open boundary
— Front boundary 1m high mixture of shrubs etc.

Nb Proposal will improve property. existing flat roof over front extn

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

Tel: 0118 974 6441

Date: **10 November 2000**

My ref: F/2000/2722

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/2000/2722
3, Wildcroft Drive, , Wokingham.
Proposed pitched roof on existing front 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2722**
3, Wildcroft Drive, , Wokingham.
Proposed pitched roof on existing front 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 6441

Date: **10 November 2000**

My ref: F/2000/2722

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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John Mitchell

John Mitchell
Development Control Manager

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3, Wildcroft Drive, , Wokingham.
Proposed pitched roof on existing front 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 6441

Date: **10 November 2000**

My ref: F/2000/2722

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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Application Number: F/2000/2722
3, Wildcroft Drive, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2722**
3, Wildcroft Drive, , Wokingham.
Proposed pitched roof on existing front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/2722

Proposal:
Proposed pitched roof on existing front extension to dwelling.

Location:
3, Wildcroft Drive, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2722
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]

Officer: [illegible] AT | Application No. F/2000/2722

Map No. 91 ... Site ...0.06....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED PITCHED ROOF ON EXISTING FRONT EXTENSION TO DWELLING

Location: 3 WILDCROFT DRIVE

Parish: WOKINGHAM Ward: Evendons
10.11.2000 D.

Applicant: MR/MRS VALENTE

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

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS: S/N + 1, 2, 4, 5 Wildcroft Drive
15, 16, 17 Russley Green

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/2722

Proposal: Proposed pitched roof on existing front extension to dwelling

Site Address: 3 Wildcroft Drive, Wokingham

Applicant: Mr & Mrs Valente C/O 4th Dimension Architectural Design

Your observations are required in respect of this application by **04/12/2000**

No objection

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

01.NOV.2000* 2722

Ref: RTH/5180

25 October 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: ROOF: 3 Wildcroft Drive, Wokingham

Please find enclosed six copies of our drawings 5180/ 01 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Environmental Services

For office use only.
Application number: 01.NOV.2000* 2722

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 + MRS VALENTE
	Address and postcode	3 WILDCROFT DRIVE WOKINGHAM BERKS.
	Phone number	
●	Agent's Name	4th DIMENSION ARCHITECTURAL DESIGN
	Address and postcode	95 HIGH STREET CROWTHORNE BERKS. RG 45 7AD
	Phone number	01344 761727
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.	3 WILDCROFT DRIVE WOKINGHAM. BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW PITCH ROOF OVER EXTN. FLAT ROOF EXTENSION TO FRONT OF PROPERTY
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 + TILE TO MATCH EXTG.
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

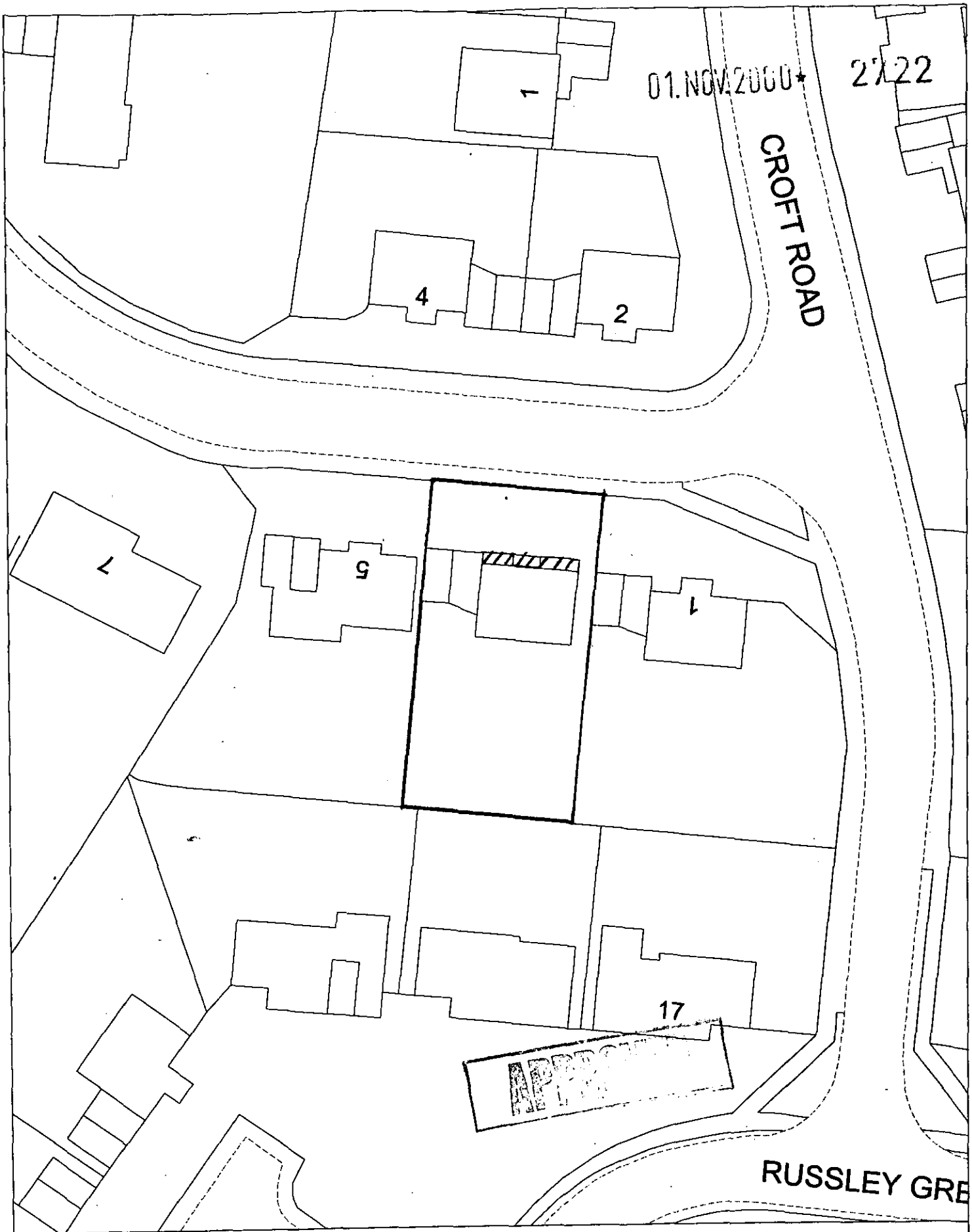
None of the land forms part of an agricultural holding.

Your signature: 4th DIMENSION ARCH. DESIGN.

on behalf of MR + MRS VALENTE.

Date 25/10/2000

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



Site Plan, Scale: 1 to 500

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Date: 29 September 2000

N
W E
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01.NOV.2000 * 2722



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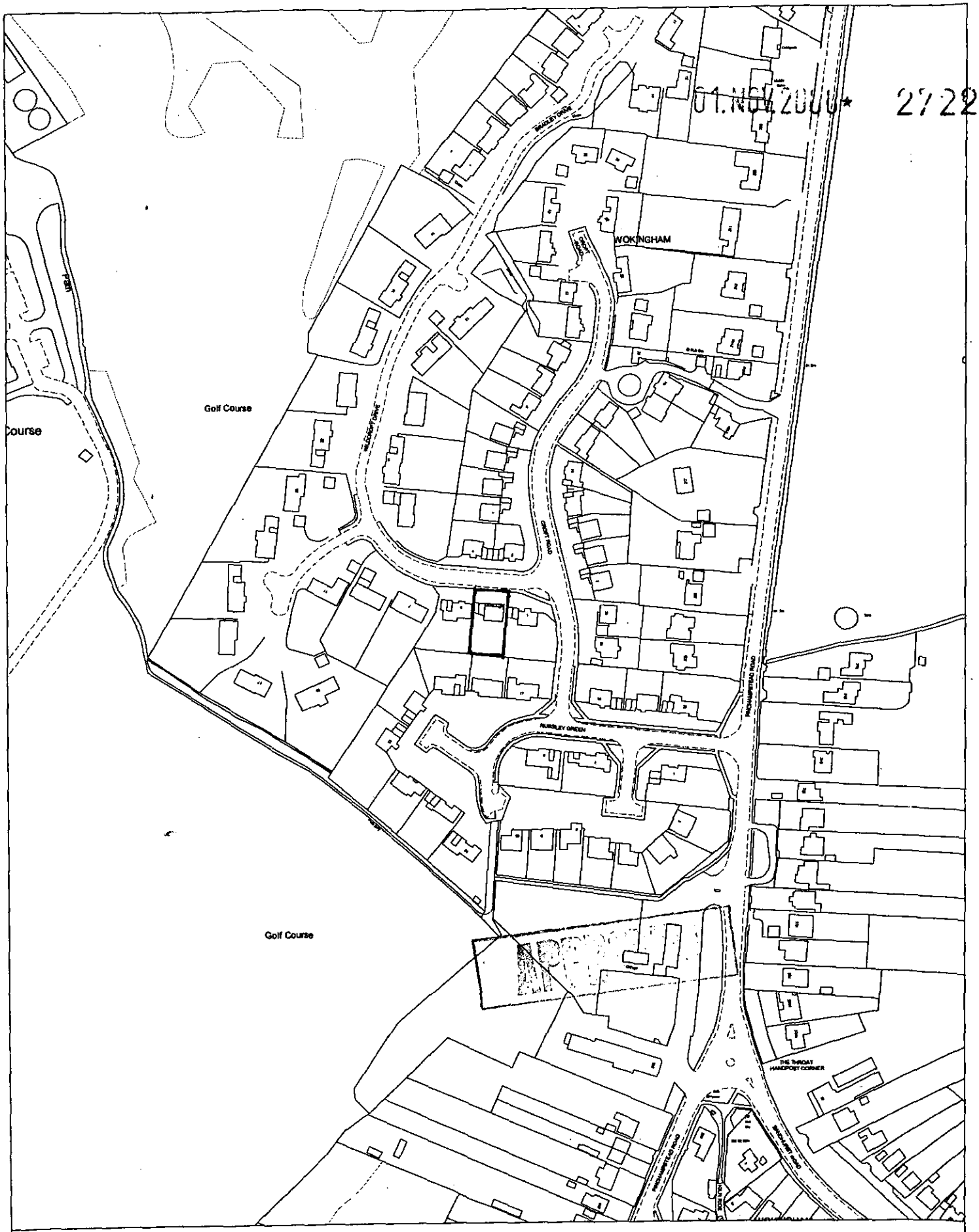
Development Control Section, Environmental Services, Wokingham District Council.

8 November 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 29 September 2000