APPLICATION NO:
F/2000/0700

LOCATION:
60 Waterloo Road, Wokingham.

APPLICANT:
Mr Mason & Ms Adams C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey side extension to dwelling plus front porch

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mason & Ms Adams
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 3NT

Application Number: F/2000/0700

Parish: **WOKINGHAM**

Location: **60 Waterloo Road, Wokingham**

Proposal: **Proposed single storey side extension to dwelling plus 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning 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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
Care must be taken to protect the roots of the trees at the side of the property during construction and the applicant's attention is drawn to BS 5837:1991 : *guide for trees in relation to construction*. Existing ground level within the root spread should not be altered.

Head of Planning and Transportation
Date: 06 April 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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 15 May, 2000
My ref. *BC/DC/2000/0700*
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr R Mason
c/o Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Dear Sirs

PLANNING PERMISSION 2000/0700
SITE: 60 WATERLOO ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0700 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	0700 A.T.
BUILDING CONTROL NUMBER.	FP2000/0573 Alison
APPLICANT/AGENT	Roger Pang + Sons
ADDRESS OF SITE	60, Waterloo Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S side ext + front porch.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/291/1	00/291/1
ELEVATIONS	00/291/6	00/291/6
FLOOR PLANS	99/291/5	99/291/5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/6/00.	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0700

Applicant : Mr Mason & Ms Adams C/O Roger Pring & Sons.

Location : 60, Waterloo Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling plus front porch

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 28/03/2000

Date Registered : 28/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 24/04/2000

Consultation Responses :
Environmental design: see comments (informative)
Highways: approval with conditions (see letter)
Wokingham TC: No Objection
Neighbours: None received

Planning Issues : WDLP / SEALP within identified settlement.

2) Impact on streetscene / visual amenity
1) Impact on amenities of neighbouring properties.
3) Highways
4) Landscape

Application Number: F/2000/0700

Appraisal :

1) Impact upon neighbouring properties.

The proposed development is for a single storey ext. to the rear of the garage to include a new porch and the insertion of a new door + window in side elevation (east elev) and to provide a family and a utility room. It will measure 3.9m wide, and protrude beyond the existing rear b/l of the kitchen by 4.3m. The east elev. will see a 6.1m projection beyond the existing garage (and 0.45m projection beyond existing garden room). The ext at the rear of the garage will have a flat roof of 3m in height with an addition of a small window + door on east elev, but will not cause overlooking.
The front part of the garage roof (facing south) will be 2.5m to eaves and 3.8m to ridge.
The site is bounded by 1.8m fence/enclosure, and the new S/S ext. + garage will be reduced in width and set back by 0.9m from the boundary with No 62 (to the east)

No 62, set very close to the boundary (1.8m in height) extended to rear with a single storey ext (by 3.5m) no windows in flank wall ∴ no overshadowing/overlooking —

No 58, to the west, set forward, due to the distance away (12m approx) and position the occupants will not be overlooked, no visual impact.

2) Impact on street scene / visual amenity
Materials will match existing ∴ no det impact to S/S.

3) Highways : Approval with conditions.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

4) Landscape : Approval with informative.

6/4

Application Number F/2000/0700
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC23	SR06	"Parking, Garaging + Turning"
4.	INFORMATIVE :-		

Care must be taken to protect the roots of the trees at the side of the property during construction and the applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Existing ground level within the root spread should not be altered.

RECORD OF SITE VISIT

SITE ADDRESS: 60 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2000/0700

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree at front of property

2. DESCRIPTION OF SURROUNDINGS residential, 2 storey detached houses, spacious gardens own driveway/shared off Waterloo Road. Similar designs & styles, attached garages at side.

3. DESCRIPTION OF SITE/BUILDING 2 storey, previously been extended at rear with s/s ext. detached, yellow coloured brick with UPVC replacement white windows + doors, tiled roof. large front garden with own driveway off Waterloo Road. Mature trees at front edging Waterloo Rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nos 60, 62 + 64 Mainly in line with each others (building line)

See/refer to plan

5. SITE CONSTRAINTS

TREES — only on very front boundary, with road, mature trees,

ACCESS/PARKING — shared access with No 58 off Waterloo Road, parking for 2 cars, plus garage.

LEVELS No change

BOUNDARY TREATMENT — No 62, at front, 1.6m trellis fence + shrubbery at front and at rear boundary, 1.8m fence.

OTHERS — No 58 at front open plan, garage & porch set slightly forward rear boundary 1.8m fence along whole section

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

Tel:

Date: **06 March 2000**

My ref: F/2000/0700

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/0700
60, Waterloo Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch

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. 14th April

If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0700**
60, Waterloo Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel:

Date: **06 March 2000**

My ref: F/2000/0700

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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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If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0700**
60, Waterloo Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/0700

Proposal:
Proposed single storey side extension to dwelling plus front porch

Location:
60, Waterloo 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 letter 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 30/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 FEB 2000~~ 28 FEB 2000	Map No. 76. Site 0-06
Officer: AT | Application No. F/2000/0700	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH

Location: 60 WATERLOO ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: MR MASON & MS ADAMS

Fee Received 95-00 (1) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Do we need to see side elevation of family room, showing door + windows? They are obscured by garden room on elevation supplied.		
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 : ..... 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:

..... S/N + 62 Waterloo Road. .....

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
APP	
CS	
29 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0700

Proposal: Proposed single storey side extension to dwelling plus front porch

Site Address: 60 Waterloo Road, Wokingham

Applicant: Mr Mason & Ms Adams c/o Roger Pring & Sons

Your observations are required in respect of this application by ***30/03/2000***

Observations:

No objections

SIGNED: _____ **DATE: 20 March 2000**

CLERK TO WOKINGHAM TOWN COUNCIL

Andrew Thorley

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 21st March 2000

Location: 60 Waterloo Road Wokingham.

Proposal: Proposed single storey side extension to dwelling plus front porch

Application Number: F/2000/0700

In response to your consultation dated 6th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Care must be taken to protect the roots of the trees at the side of the property during construction and the applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Existing ground level within the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Trees

8 MAR 2000

From: Andrew Thorley

Date: 06 March 2000

Application Number: F/2000/0700

Proposal: Proposed single storey side extension to dwelling plus front porch.

Site Address:
60, Waterloo Road, , Wokingham.

Applicant:
Mr Mason & Ms Adams C/O Roger Pring & Sons.

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

TPO to rear of property
See plan.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 06 March 2000

Application Number: F/2000/0700

Proposal: Proposed single storey side extension to dwelling plus front porch

Site Address:
60, Waterloo Road, , Wokingham.

Applicant:
Mr Mason & Ms Adams C/O Roger Pring & Sons.

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).

Sc 23- Parking, Garaging & Turning (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

15-3-00

Environmental Services

For office use only.
Application number: 28.FEB.2000* 070C

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	CHERYL ADAMS & ROB MASON.
	Address and postcode	60, WATERLOO ROAD, WOKINGHAM BERKS RG40 3JL
	Phone number	0118 977 3561
2	Agent's Name	ROGER PLANNING SERVICES
	Address and postcode	278, NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKS, RG40 3NT
	Phone number	0118 973302
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.	60, WATERLOO ROAD WOKINGHAM BERKS RG40 3JL
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION & PORCH. (ALL SINGLE STOREY)
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.	BRICKS & TILES TO BE OF SIMILAR COLOUR & TEXTURE AS 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: NIL
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 CHERYL ADAMS & ROB MASON.

Date 28/02/00.

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

60 WATERLOO ROAD (LAND ADJOINING WEDGEWAYS) 76

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/0/2/59		'59	Dwellinghouse	9.4.59C			
B/31/59	4669	'59	Ditto	13.8.59C			
	BR/2274		S/s extn. Mr P. Chapman.		APP 12.11.79		
12128			" "	13.12.79			
38102			S/st/r extn to provide new kitchen. Mr + Mrs Roberts	30/8/91 C/P			
	BRA11047		DIT/INT. ALTS (MR + MRS J. ROBERTS)		26.11.91 APP		

28.FEB.2000* 0700

PC 03 190 014



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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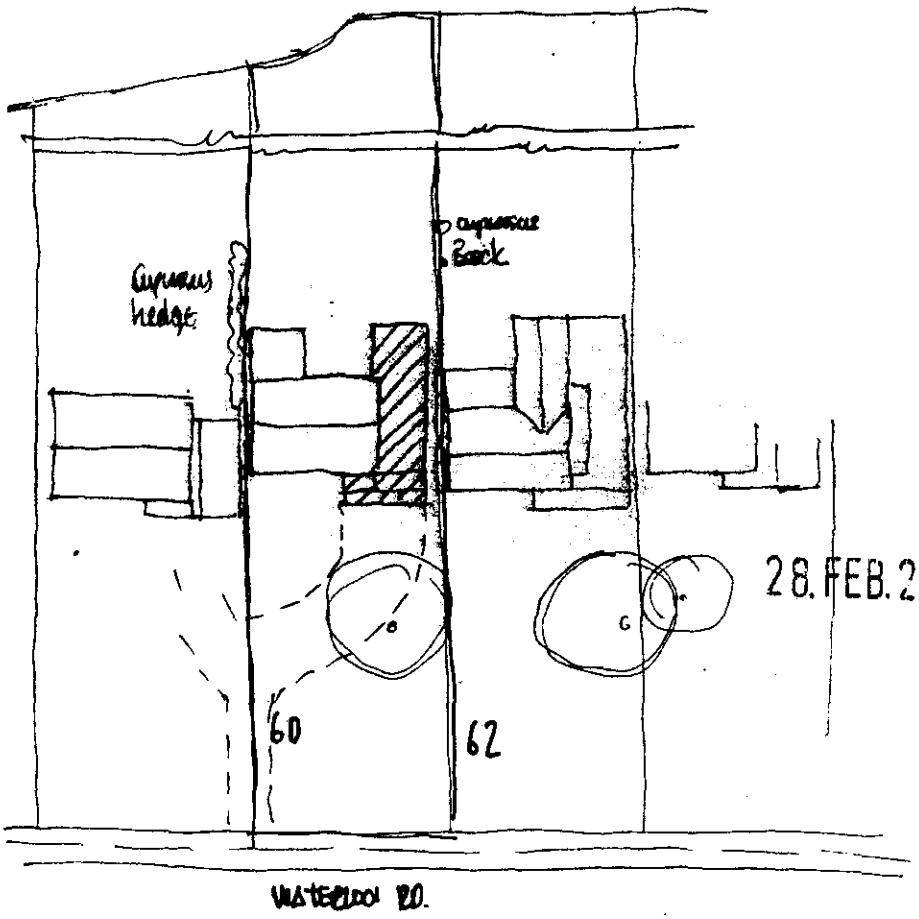
Date: 2 March 2000

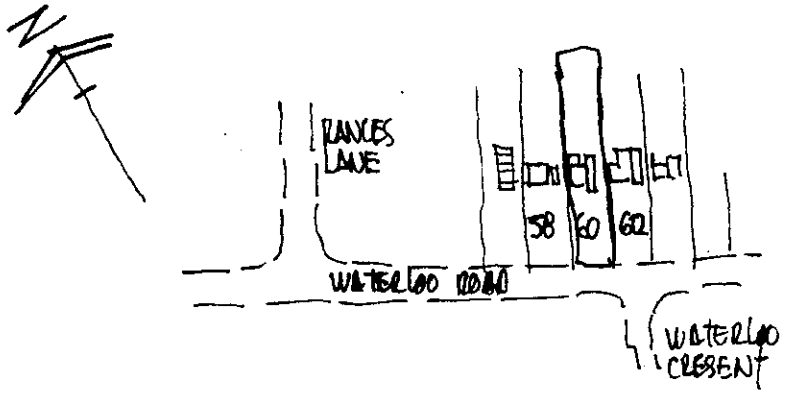
N W E S

28.FEB.2000* 0700



28.FEB.2000* 0700

SITE PLAN 1:500



APPROVED

LOCATION PLAN 1:2500

26/4/00

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 00/291/1 SCALE: As shown DATE: Feb 00.
REVISIONS: