X SYSTEMS LTD

SOUTHPORT L
LONDON OFFI

APPLICATION NO:
F/2000/0631

LOCATION:
198 Reading Road, Wokingham.

APPLICANT:
Mr Mrs Ostler

PROPOSAL:
Proposed two storey rear extension to dwellin

EARLIEST DATE FOR DECISION: **22/03/2000**

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Ostler
198, Reading Road
Wokingham
Berkshire

Application Number: F/2000/0631

Parish: **WOKINGHAM**

Location: **198, Reading Road, Wokingham.**

Proposal: **Proposed two storey rear 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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level or above in the side elevations.

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. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation

Date: 11 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 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 May 2000
My ref: EXC/F/2000/0631

Mr R S Ostler
198 Reading Road
WOKINGHAM
Berkshire
RG41 1LH

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 Mr Ostler

AMENDMENT TO PLANNING CONSENT F/2000/0631 FOR A TWO-STOREY REAR EXTENSION TO 198 READING ROAD, WOKINGHAM – CHANGE FROM GABLE TO HIP ROOF

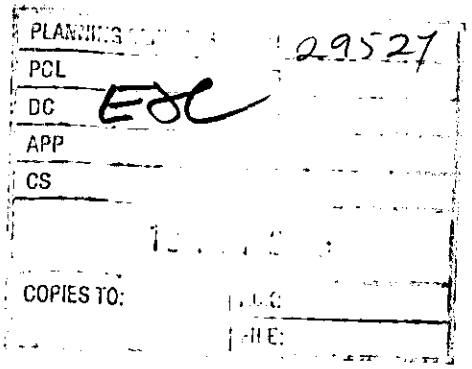
Thank you for the revised drawings, showing the proposed extension to 198 Reading Road, Wokingham with a hipped roof, rather than a gables, as was shown on the approved plans. This revision is acceptable as a minor application to consent F/2000/0631. May I remind you that the conditions of the original consent still apply.

Yours sincerely

John Mitchell,
Development Control Manager

File: 198 Reading Road, Wokingham.doc

Received by Hand 17 May 2000



198 Reading Road
Wokingham
Berkshire
RG41 1LH
T : 0118 979 2972
F : 0118 979 2974

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1GY

16th MAY 2000.

Dear Sir/Madam

Reference planning number : F/2000/0631

Please find enclosed 'revision 1' drawing's for the above mentioned planning application. Mr Martin Jackson, Chief Building Inspector on a visit to the above property on Monday 15th May 2000, has approved these changes.

These changes were made to preserve the original character of the house, by using a hip roof instead of a gable roof. The gable roof was specified in the original drawings.

Yours faithfully,

R. S. Ostler

Mr R S Ostler

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 12 May, 2000
My ref. BC/DC/2000/0631

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 & Mrs R Ostler
198 Reading Road
Wokingham
Berks

Dear Sirs

PLANNING PERMISSION 2000/0631
SITE: 198 READING 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 2000/0631 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 You 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

Emy Circuit
Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0631 EXC
BUILDING CONTROL NUMBER	RP 2000/0555 Pauls
APPLICANT/~~AGENT~~	Mr + Mrs Ostler.
ADDRESS OF SITE	198 Reading Road CAVERSHAM.
DESCRIPTION OF PROPOSED WORK	2 Storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	NS 24	NS 24
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/4/00.	

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	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

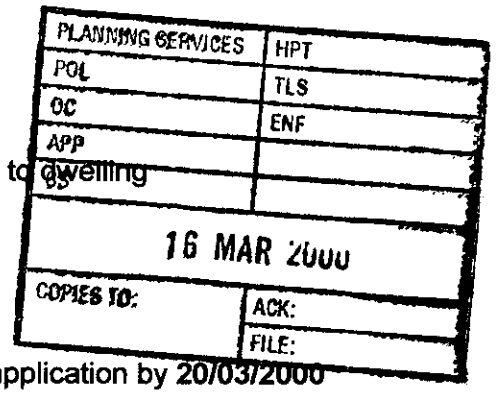
Application Number: F/2000/0631

Proposal: Proposed single storey rear extension to dwelling

Site Address: 66 Arthur Road, Wokingham

Applicant: Mr & Mrs Ostler

Your observations are required in respect of this application by **20/03/2000**



Observations:

No objections

SIGNED: _____ **DATE:** 9 March 2000

CLERK TO Wokingham Town Council

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0631

Applicant : Mr Mrs Ostler .

Location : 198, Reading Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
		✓	29 feb '00

Date of Neighbour Notifications : 1/3/00

Date of Site Visit : 29 Feb 2000

Date Registered : 21/02/2000

Earliest Date for Decision : 20/03/2000

Latest Consultation Date/Site Notice Expiry Date : ~~20~~ 22/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :

Highways - * no objection

Planning Issues :

Identified Settlement
Green Route
Neighbours / streetscene

Application Number: F/2000/0631
198 Reading Road, Wokingham

Appraisal: The proposal is for a two-storey rear extension. It would not be visible from the street and the rear garden is over 40 metres in length. Therefore, the main consideration is the impact of the extension would be on the houses to either side.

The existing house has a wide, shallow footprint with a two-storey projection, 1.5 metres deep and 4.6 metres wide, close to the centre of the house, at the rear. The proposed extension would have a depth of 2.7 metres and follow the profile of the existing rear elevation. Thus the parts nearest the boundaries would be approximately 1.5 metres from the boundary and level with the rear of 196a Reading Road and four metres from the boundary and about one metre beyond the rear of No 200. The central part of the extension would project 1.5 metres beyond this but would be at least seven metres from the side boundaries. It is not considered that the proposal would be overbearing. The side of the extension would be 7 metres from the side of 200 Reading Road and hence there would be no significant loss of light to the side windows of that property. There are two ground-floor windows at 196a Reading Road, which the plans of the property indicate are a utility room door and side window to the kitchen, about 2 metres from the rear of the property and 1.2 metres wide. The main kitchen window was to the rear of the property, where the conservatory is now located. It is not considered that the extension would result in unacceptable reduction in daylight to this property either. No side windows are proposed.

Recommendation: conditional approval

Application Number F/2000/0631
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	works
03	SC08	SR05	at first-floor level or above in the side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 198 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/0631

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential - detached houses on large plots. [brick & c 1m + white painted render above distinctive character.]

3. DESCRIPTION OF SITE/BUILDING Two-storey detached house with rear conservatory + timber garage - windows - rectangular leaded lights - rear wing has hipped roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
196a chalet style - 2 glf side windows, conservatory c 3.5m deep @ rear - 2 ground floor side windows.
200 rear & garage & boundary - 1x ground + 1x first floor side windows + flat roof conservatory at rear

5. SITE CONSTRAINTS

TREES 3x c8m conifers on boundary with No 200
10m tree in front boundary

ACCESS/PARKING - no change

LEVELS —

BOUNDARY TREATMENT rear garden enclosed with 1.8m fencing + shrubs and trees & 4m in some places.
1m hedge at front and fences & sides.

OTHERS —

Received by Wokingham District Council

Application No: F/2000/0631

Proposal:
Proposed two storey rear extension to dwelling

Location:
198 , 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/03/2000. 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

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0631

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

CONFIDENTIAL

Councillor B Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

Dear Councillor

Application Number: F/2000/0631
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0631**
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Whyte

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0631

CONFIDENTIAL

Councillor R 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/2000/0631
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Chris Dw

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0631**
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Eke

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0631

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

CONFIDENTIAL

Councillor J Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/0631
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Chris Lund
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0631**
198 , Reading Road, , Wokingham.
Proposed two storey rear extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Earnshaw

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	Map No. 68 Site 0:09
Officer: EXC / Application No. F/2000/0631	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 198 READING ROAD

Parish: WOKINGHAM Ward: EMMBROOK √ 25.02.00

Applicant: MR/MRS OSTLER

Fee Received 95-00 (4) 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			
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 : 25.02.00 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:

.....

.....

.....

NEIGHBOURS:

S.N.

.....

.....

.....

.....

.....

.....

.....

.....

.....

Please do neighbournotification on the following:

① 0623 198 Reading Road — 196a and 200 Reading Road

② 0623 58 Matthews Green Road - 56+60 Matthews Green Road

Thanks

Terry.

✓ 1/3/00

1327

WOKINGHAM DISTRICT COUNCIL

To Enf

Date 06/03/2000 Time 11.05.

WHILE YOU WERE OUT

Name MR & MRS HOOKER.

Of 85, WINDMILL AVE.

Phone No. 962 9823. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE MR & MRS HOOKER WERE THE OWNERS OF 198, ROWANS RD AT ONE TIME. THEY CAME IN TO VIEW THE PLANS (0631) & NOTED THAT NO. 198A IS MISSING OFF SITE & LOCATION PLANS. THE OCCUPANTS ARE NEW TO THE AREA & AS THEY HAVE ONLY RECENTLY MOVED IN, CUSTOMER WAS CONCERNED

Signed P.T.O.

THEY WOULDN'T NOTICE ORANGE STN NOTICE & WOULD BE UNAWARE OF LNDC PROCEDURES.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 25 February 2000

Application Number: F/2000/0631

Proposal: Proposed two storey rear extension to dwelling.

Site Address:
198 , Reading Road, , Wokingham.

Applicant:
Mr Mrs Ostler .

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).

Signed: N.S.T **Print name:** N TROTTER

2-3-00

Environmental Services

For office use only.
Application number: 21.FEB.2000* 0631

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 Address and postcode Phone number	MR & MRS R OSTLER 198 READING ROAD WOKINGHAM BERKS RG41 1LH 979297 2
2	Agent's Name Address and postcode Phone number	
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION ~~AT THE~~ REAR 2 STORY
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 PLINTH RENDERER ABOVE TO MATCH, TILES TO MATCH
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: NO CHANGE
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: K Slatter

on behalf of

Date 16/2/2006

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

ADDRESS 198 READING ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
P 1327	Miss OH Flack	Convert to SC. Flat	8/5/57	C M
	SEE 196A			
	ADJ. 198 - T.P.O 116			
01674	Miss OH Flack	O/A Hse on Village of 198	28/11/74	Re
02285	do	do	30/3/75	N/A Re
03319	"	DET. DWELLING & GARAGE PART OF	2.10.75	N/A RC
05075	MR. D.G. SPRING	DET. DWELLING HOUSE & GARAGE	26.8.76	N/A C/
05221	"	CARADON	26.8.76	N/A 31.8
BR 5460	"	House with garage	17.9.76	APP N/

DATE OF COMPLETION

MINISTRY DECISION 03319 Appeal Allowed (C/A) 1.6.76

SPECIAL ORDERS

DRAINAGE

091074

21.FEB.2006* C631