SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0633

LOCATION:
29 Murray Road, Wokingham.

APPLICANT:
Mr E Barbour G Powell

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **20/03/2000**

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

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr E Barbour
C/o G Powell
10 Tingatel Avenue
PORT ISAAL
Cornwall
PC29 3SE

Application Number: F/2000/0633

Parish: **WOKINGHAM**

Location: **29 Murray Road, Wokingham**

Proposal: **Proposed single 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 work 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 north-east elevation (side facing 27 Murray Road).

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing, Revision A submitted to the Local Planning Authority on 15 March 2000 showing extension set back from boundary with 27 Murray Road.

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.

Reason
4. For the avoidance of doubt.

CH

Head of Planning and Transportation
Date: 18 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.

Received by Wokingham District Council

Application No: F/2000/0633

Proposal:
Proposed single storey rear extension to dwelling

Location:
29 , Murray 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 Natalie Brown 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 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 9 May, 2000
My ref. BC/DC/2000/0633
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 & Mrs Tunesi
C/o Elite Econoloft Ltd
Unit 5
Kingfisher Court
South Lancs Industrial Estate
Bryn Ashton-in-Makersfield
WN4 8DY

Dear Sirs

PLANNING PERMISSION 2000/0633
SITE: 11 BUTTERCUP CLOSE, 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 2000/0633 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

NATALIE BROWN
Planning Assistant

Enlarged for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0633	NB
BUILDING CONTROL NUMBER	FP2000/0339	Alison
~~APPLICANT~~/AGENT	G. Lovell	
ADDRESS OF SITE	29 Murray Road CROYDON.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 18/2/00	rev A rec'd 15/3/00
FLOOR PLANS	- 2	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC	- revision A set back from boundary.	
DATE	25/4/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	25/4/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0633

Applicant : Mr E Barbour G Powell.

Location : 29, Murray Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		23/3/2000

Date of Neighbour Notifications : n/a

Date of Site Visit : 28/3

Date Registered : 21/02/2000

Earliest Date for Decision : 20/03/2000

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

Application Expiry Date: 17/04/2000

Consultation Responses :
Wokingham TC: no objections.
Neighbours/EN. none received.

Planning Issues : (10'd SEE)
1) Impact to neighbouring properties } SEE 1/2
2) Impact to the streetscene } WBE1.

Application Number: F/2000/0633

Appraisal :

1) Impact to neighbouring properties.
The proposed development is for a single storey rear extension forming 1) A breakfast room + 2) A playroom.
It will protrude beyond the existing rear building line by 6.5m.
It will be the width of the existing kitchen extn (5m) (5.2m ø eaves).
It will have a pitched roof - taking the massing away from Nº 27
This will be 2.2m to eaves & 3.5m to the ridge.
A revised plan shows the extn set away from the boundary with Nº 27
∴ no encroachment. There will also be no windows in this elevation (and conditioned to be no windows) to prevent the possibility of future overlooking.
Boundaries: 1.8m fence & shrubs with Nº 27
low wire mesh fencing & shrubs with Nº 31
Long rear garden (app 40m) shrubs etc at rear.
~~Both~~ Nº 27 ~~[illegible]~~ is set 2m from the boundary
~~& Nº [illegible]~~ & Nº 29 is 2m from boundary with Nº 31.
It is 2-storey
At present the b'line of Nº 27 is app 5m beyond the existing at Nº 29.
(With the proposed extn, Nº 29 will be app 1.5m beyond Nº 27).
Due to the setting of the proposed development - there will be no detrimental impacts to neighbouring properties by overshadowing; overlooking or through overbearing.

2) Impact to the street scene.
~~[illegible]~~
Materials will match existing
The proposed extent of the rear building line will be comparable to the existing at Nº 27.
The proposed development will maintain the gap between the properties
∴ no detrimental impacts.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0633
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	INS: WORK
3	SC08	SR05	NORTH-EAST ELEVATION (SIDE FACING 27 MURRAY ROAD)
4	SC04	SR04	PERMISSION
			DRAWING, ~~NUMBER~~ REVISION A.
			15 MARCH 2000
			EXTENSION SET BACK FROM BOUNDARY WITH 27 MURRAY ROAD.

RECORD OF SITE VISIT

SITE ADDRESS: 29 Murray Road Wokingham.

APPLICATION NUMBER: F/2000/0633

OFFICER: Natalie Brown

DATE OF SITE VISIT: 28/3/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree - front garden.

2. DESCRIPTION OF SURROUNDINGS

Residential
Detached - some mix of designs.

3. DESCRIPTION OF SITE/BUILDING

Large rear garden.
Existing to the (side) is along boundary.
grassed area & patio area. trees/shrubs etc in garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.
next door - 2S building line 3 - 4m in front of N° 29
(no side windows, pitched roof).

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING n/a.

LEVELS ✓

BOUNDARY TREATMENT → 1.8m fence & shrubs with N° 27
shrubs/trees at rear.
← wire mesh fencing (low) & shrubs with N° 31

OTHERS

NB: Revised plans showing extn set back from boundary.

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0633

CONFIDENTIAL

Councillor B Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0633
29 , Murray Road, , Wokingham.
Proposed single 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 **Natalie Brown** on **(0118) 974 6492.** 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 14/4/2000

Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0633**
29 , Murray Road, , Wokingham.
Proposed single 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 6492

Date: 4/4/2000

My ref: F/2000/0633

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/2000/0633
29 , Murray Road, , Wokingham.
Proposed single 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 **Natalie Brown** on **(0118) 974 6492.** 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 14/4/2000

Yours faithfully

Chris Ash

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0633**
29 , Murray Road, , Wokingham.
Proposed single 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 6492

Date: 4/4/2000

My ref: F/2000/0633

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/2000/0633
29 , Murray Road, , Wokingham.
Proposed single 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 **Natalie Brown** on **(0118) 974 6492.** 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 14/4/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0633**
29 , Murray Road, , Wokingham.
Proposed single 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	
Officer: NAB	Application No. F/2000/0633

Map No. 75B Site 0.060

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 29 MURRAY ROAD

Parish: WOKINGHAM Ward: Emmbrook V 15.02.00

Applicant: MR E BARBOUR

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

(S)

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.

.....

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.....

G Powell Architectural Design

Tel/fax: **01208 880961** mobile: **07968 590284** e.mail: graham.powell@btclick.com

10 Tintagel Terrace
Port Isaac
Cornwall
PL29 3SE

27176.

PLANNING SERVICES	HPT
POL	TLS
DC NB.	
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
PO Box 155
Shute End
Wokingham
Berkshire
RG40 1WW

13 March 2000

F\2000\0633

Dear Sir/Madam

RE: SINGLE STOREY REAR EXTENSION
29 MURRAY ROAD WOKINGHAM

Please find enclosed 6no. copies of an amended plan. The only change is that the boundary wall has been moved in by 225mm so as not to disturb the adjacent fence.

I trust that the enclosures are self explanatory and look forward to your further advice in due course

Yours faithfully

G Powell

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0633

Proposal: Proposed single storey rear extension to dwelling

Site Address: 29 Murray Road, Wokingham

Applicant: Mr E Barbour c/o G Powell

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by **23/03/2000**

Observations:

No objections

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

CLERK TO Wokingham Town Council

Environmental Services

For office use only.
Application number 21. FEB. 2000* 0633

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 E. BARBOUR 29 MURRAY RD WOKINGHAM BERKS
	Agent's Name Address and postcode Phone number	G. POWELL 10 TREGEAL TERRACE PORT ISAAC CORNWALL PL29 3SE
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.	29 MURRAY RD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	BRICKWORK & TILES TO MATCH EXIST.
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: 3
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 BARBOUR

Date 17/2/00

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

ADDRESS 29 Murray Road PARISH York

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/48/58	Min of Health	Res Dev	12/2/59	C
0/41/59	Liecwer	Sup. by B/5/60 Res Dev		
B/5/60	do		11/2/60	C
B/132/72 8871x		2 storey ext.	8/6/72 10/7/72	C
	21.FEB.2000*	0633		

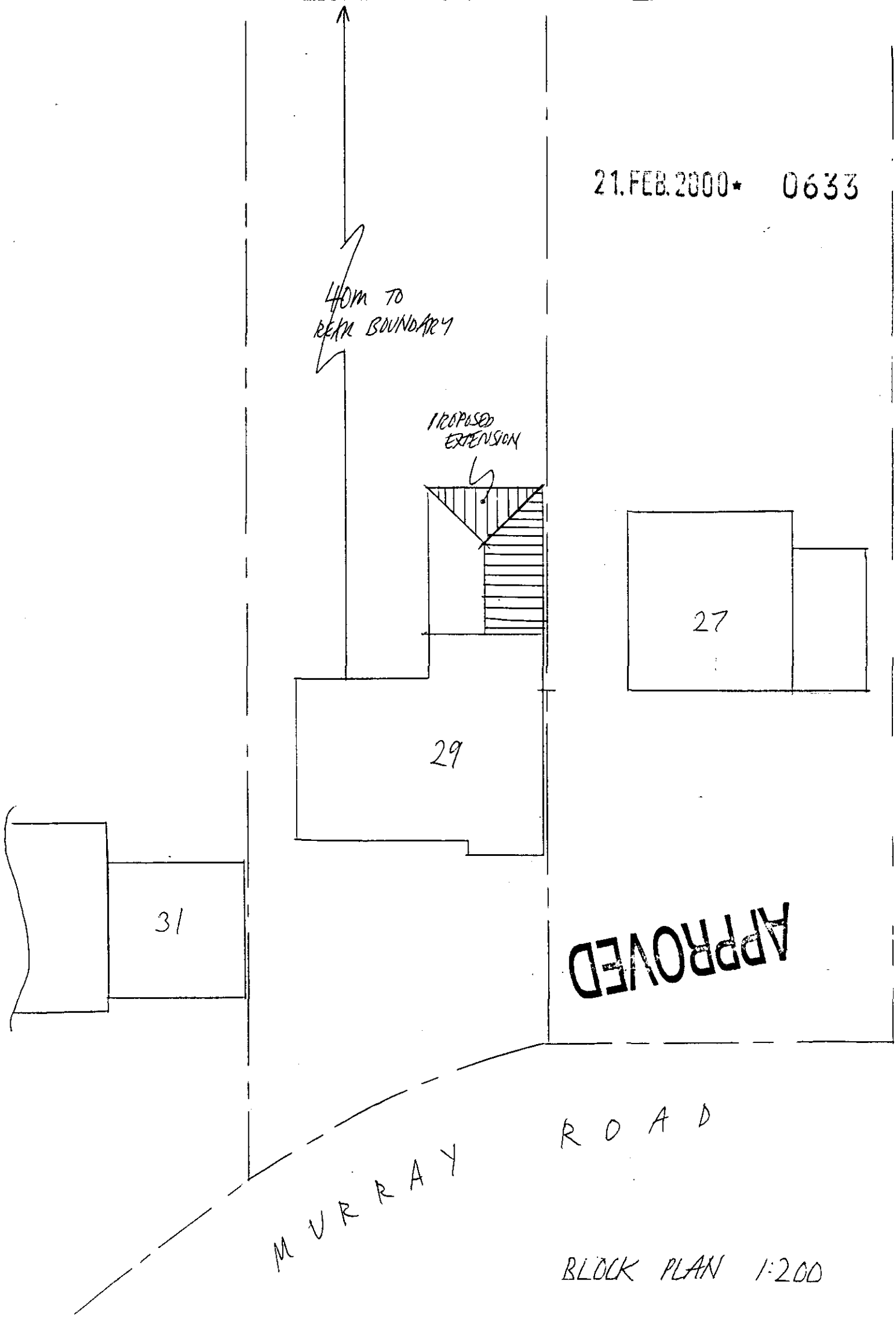
DATE OF COMPLETION

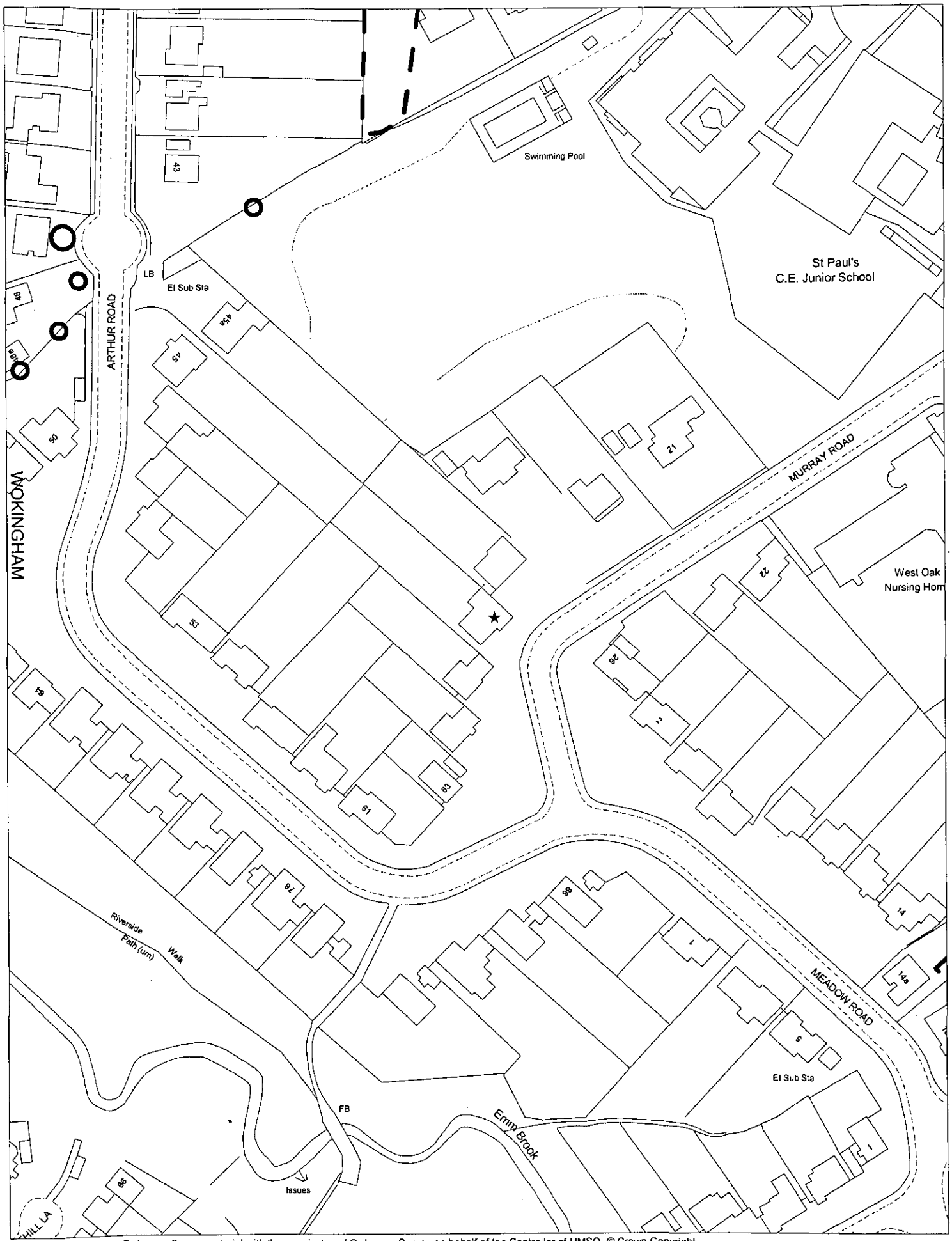
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074


21.FEB.2000* 0633
40m TO REAR BOUNDARY
PROPOSED EXTENSION
27
29
31
APPROVED
MURRAY ROAD
BLOCK PLAN 1:200



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Development Control Section, Environmental Services, Wokingham District Council.

3 March 2000

Scale: 1 : 1250

N
W E
S