APPLICATION NO:
F/2000/0671

LOCATION:
78 London Road, Wokingham.

APPLICANT:
Mr & Mrs Why

PROPOSAL:
Proposed erection of detached workshop.

EARLIEST DATE FOR DECISION: **26/03/2000**
28 day members exp: 30/03/2000
APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: ~~**Mrs B Polnik**~~
NB.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Why
78, London Road
Wokingham
Berkshire
RG401YE

Application Number: F/2000/0671

Parish: **WOKINGHAM**

Location: **78, London Road, Wokingham.**

Proposal: **Proposed erection of detached workshop.**

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. The timber workshop hereby permitted shall not be used for any purposes other than those ancillary to the dwelling located on the site as shown on the plan.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In the interests of residential amenity.

Head of Planning and Transportation
Date: 17 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/2000/0671

Proposal:
Proposed erection of detached workshop.

Location:
78, London 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/03/2000. 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

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

Tel: 0118 974 6450

Date: **02 March 2000**

My ref: F/2000/0671

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/0671
78, London Road, , Wokingham.
Proposed erection of detached workshop.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0671**
78, London Road, , Wokingham.
Proposed erection of detached workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6450

Date: **02 March 2000**

My ref: F/2000/0671

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0671
78, London Road, , Wokingham.
Proposed erection of detached workshop.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0671**
78, London Road, , Wokingham.
Proposed erection of detached workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6450

Date: **02 March 2000**

My ref: F/2000/0671

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2000/0671
78, London Road, , Wokingham.
Proposed erection of detached workshop.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0671**
78, London Road, , Wokingham.
Proposed erection of detached workshop.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

Application Number F/2000/0671
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②		SR10.	The timber workshop hereby permitted shall not be used for any purposes other than those ancillary to the dwelling located on the site as shown on the plan

RECORD OF SITE VISIT

SITE ADDRESS: 78 London Road Wokingham.

APPLICATION NUMBER: F/2000/0671

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on fence - entrance to property

2. DESCRIPTION OF SURROUNDINGS
Residential
Detached properties - varying in design fronts

3. DESCRIPTION OF SITE/BUILDING
Sheds in garden.
Long rear garden.
Path at side & rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence at rear/side with patns.
hedging (tall) at front/side.
low 1-1.5m or fencing at front with gap for access to driveway.

OTHERS ✓

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0671

Applicant : Mr & Mrs Why .

Location : 78, London Road, , Wokingham.
Proposal : Proposed erection of detached workshop.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/3.

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....

Date Registered : 18/02/2000

Earliest Date for Decision : 26/03/2000

Latest Consultation Date/Site Notice Expiry Date : 26/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :
Wokingham TC: 22/3. No objections.
Archaeological: no objections
Neighbours/SN: 80 London Rd - 13/3
80 London Rd - 21/3.

Planning Issues : (10'd out/Archaeological site fronting Green route/corridor).
1) Impact upon neighbouring properties } WBE1
2) Impact upon the street scene. } LBE12

(NB: Impact upon the green route/corridor - workshop is located at rear
∴ no affect to green route)

Application Number: F/2000/0671

Appraisal :

1) Impact upon the street scene.
The ~~proposed~~ views of the proposed development will be limited due to the tall hedging to the front property with N° 80 and from both the side and rear footpaths by the 1.8M fencing.
The proposed development is also located to the rear of the dwelling ∴ there would be no detrimental impact to the street scene.

2) Impact upon neighbouring properties:-
1 ~~objection~~ letter from N° 80 and concerns over the use.
(condition imposed re ancillary to the dwellinghouse).
The timber workshop will be 6.10m in length, 2.75m in width & 1.84m to eaves, 2.4m to ridge The roof will be pitched.
It is not considered that there will be any adverse impacts to neighbouring properties

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

Applicationo	Name & Address
F/2000/0671	J E Hillier 80 London Road Wokingham Berks RG40 1TE
App approved, letter sent 20/04/00	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 75B Site 0:06
Officer: BP | Application No. F | 2000 | 0671	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED TIMBER WORKSHOP

Location: 78 LONDON ROAD

Parish: WOKINGHAM Ward: NORREYS 6.3.00 ✓

Applicant: MR/MRS WHY

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

Enforcement (1) 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 : ..... 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 + 80 London Road .....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: ~~Mrs B Pelnik~~ Natalie Baron.

ACK:
FILE:

Application Number: F/2000/0671

Proposal: Proposed erection of detached workshop

Site Address: 78 London Road, Wokingham

Applicant: Mr & Mrs Why

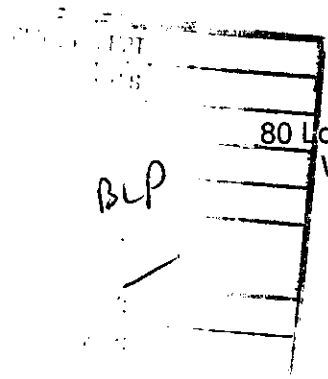
Your observations are required in respect of this application by **26/03/2000**

Observations:

No objections

SIGNED: _____ **DATE:** 13 March 2000

CLERK TO Wokingham Town Council



80 London Road
Wokingham
Berkshire
RG40 1YE
19/03/00

To
Wokingham District Council
Planning Services

Your ref: Mrs B.Polnik / F/2000/0671

Dear Sir, re: Application Number F/2000/0671

With reference to your letter of 06/03/00, my letter of 09/03/00, your postcard of 14/03/00 and my conversation with your office of 18/03/00 when you provided brief details of the above application.

I have no comments to make at this stage on the structure or form of construction. If the workshop is for private use again I have no comment at this stage, but if it is intended for business use I would wish to know further details and may raise an objection.

Yours faithfully

J.E.Hillier

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 March 2000
My ref: NB/MLT/F/2000/0671

J.E. Hillier
80 London Road
Wokingham
Berks
RG40 1TE

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 Sir/Madam,

APPLICATION: F/2000/0671
SITE: 80 LONDON ROAD

I refer to your letter received on the 13 March 2000 with reference to the above.

Please find enclosed copies of the plans for the detached workshop at 78 London Road, Wokingham. It will be constructed from treated timber cladding and have a black corrugated roof.

Can you please ensure that I have any written comments by Monday 3 April 2000. I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours faithfully

NAB

Natalie Brown
(Case Officer)

80

PLANNING SERVICES
POL
DC
COPIES TO:

80, LONDON ROAD
WOKINGHAM
BERKSHIRE
RG40 1TE

Your ref:

MRS B. POLNIK/F/2000/0671

9th March 2000

Dear Sir, Application F/2000/0671 : 78 London Road, Wokingham

Thank you for your letter of 6th March.

I telephoned your office on 9th March to advise that the details of the above application had not been included with your letter as noted in the letter.

I would be grateful if you would provide brief details as follows:

- Plan dimension and height
- Location on the site
- Form of construction
- Use to which the workshop will be put
- Is the use for private work or business work
- Any other information that is relevant

On receipt of this I can comment.

Yours faithfully

J Hillier

J. E. HILLIER (owner, 80 London Road).

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

77108

PLANNING SERVICES	HPT
POL	TLS
DC JBP	ENF
APP	
CS	
14 MAR 2000	
COPIES TO:	ACK:
	FILE:

Babtie

Our ref BPW 014601/RB

Your re

10 March 2000

Basia Polnik
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

A member of Babtie Group

Dear Basia,

APPLICATION F/2000/0671
78 LONDON ROAD, WOKINGHAM

Having considered your consultation regarding the above application, I can confirm that there are no archaeological implications.

Yours sincerely

ROB BOURN
Senior Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

Environmental Services

For office use only.
Application number:

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 WHY 78 LONDON ROAD WOKINGHAM BERKSHIRE RG40 1YE 0118 989 3454
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.	78 LONDON ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF SINGLE STOREY TIMBER WORKSHOP AT REAR OF PROPERTY (DETATCHED)
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.	TREATED TIMBER CLADDING BLACK CORRUGATED ONDULINE ROOF
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

18.FEB.2000* 0671

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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: C. Wby

on behalf of

Date 17-2-2000

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



Site Plan, Scale: 1 to 500

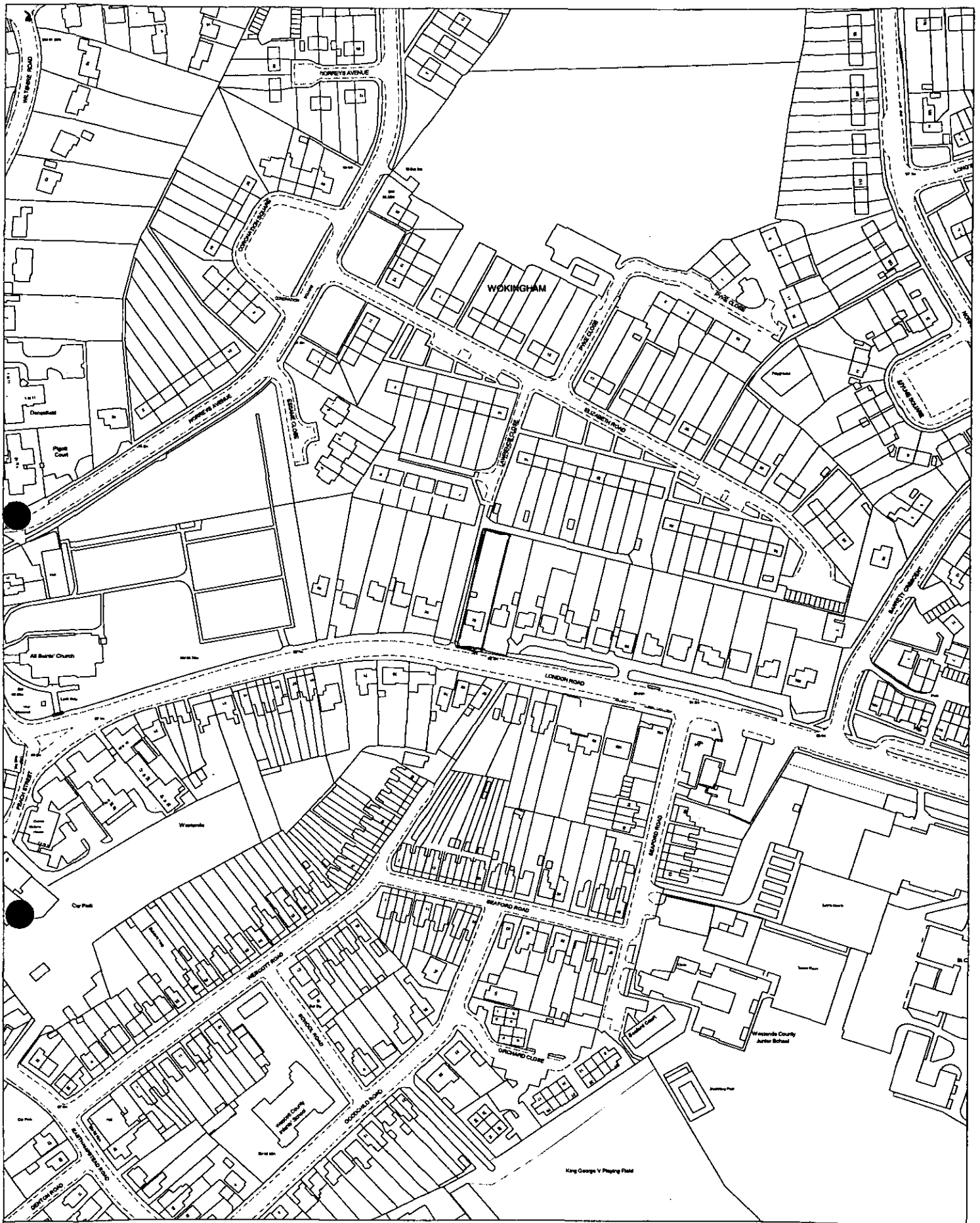
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

18. FEB. 2000* 0671

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 17 February 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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

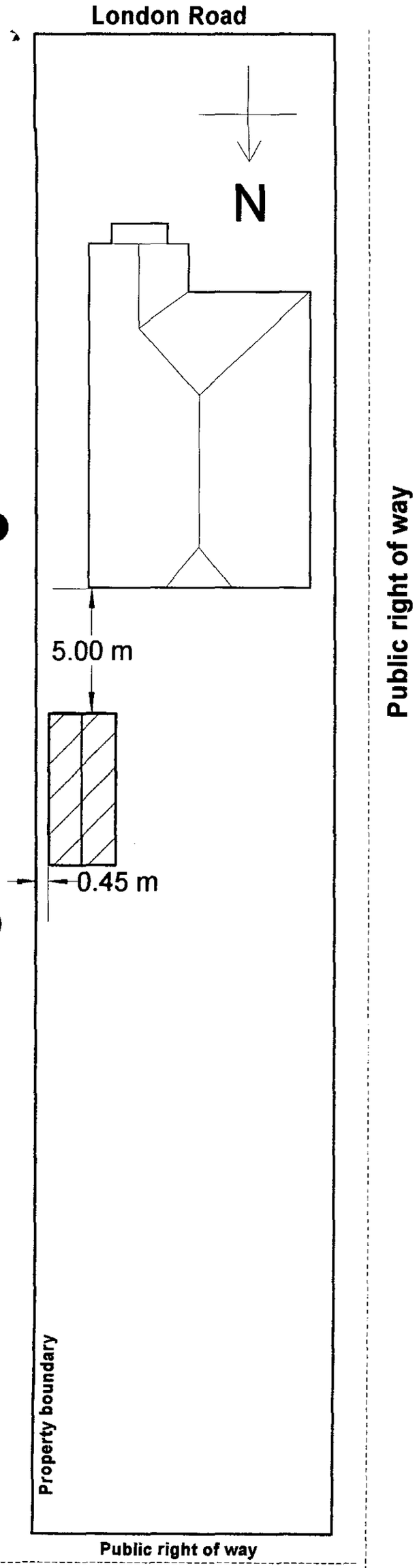
18 FEB 2000

0671

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 17 February 2000

N
W E
S



78 London Road
Wokingham
Berkshire
RG40 1YE

Site plan for proposed Timber Workshop

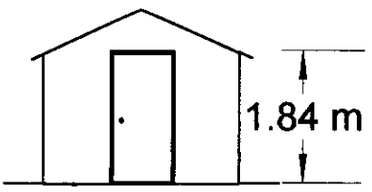
Scale 1:200

18 FEB 2008 E671

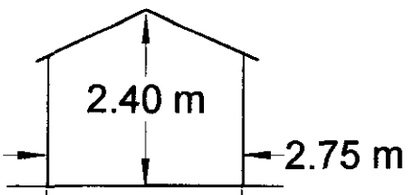
Elevation plan for proposed Timber Workshop

Scale 1:100

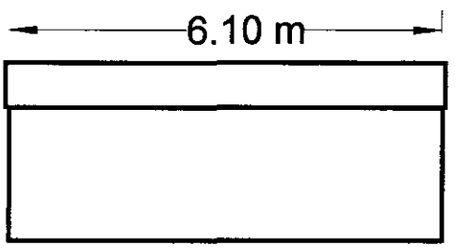
78 London Road
Wokingham
Berkshire
RG40 1YE



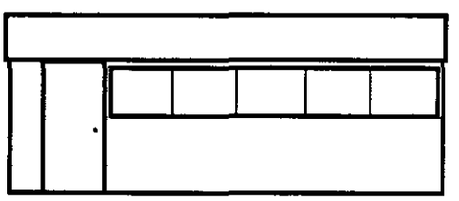
South Elevation



North Elevation



East Elevation



West Elevation

Construction Notes:

18 FEB 2020 0671

125mm concrete base.

75mm x 50mm timber framed and 18mm shiplap cladded panelled construction.

Pitched corrugated onduline roof.



Site Plan, Scale: 1 to 500

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

18 FEB 2000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of *the Controller of HMSO Office. © Crown Copyright.* Wokingham District Council, Licence No. LA086134

Date: 17 February 2000

N
W E
S



APPROVED

Site Plan, Scale: 1 to 2500

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

18 FEB 2000 0671

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 17 February 2000

N
W E
S

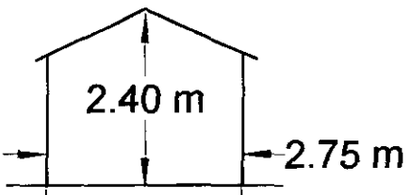
Elevation plan for proposed Timber Workshop

Scale 1:100

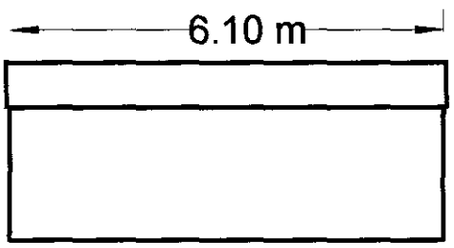
78 London Road
Wokingham
Berkshire
RG40 1YE



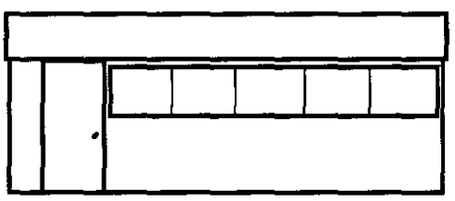
South Elevation



North Elevation



East Elevation



West Elevation

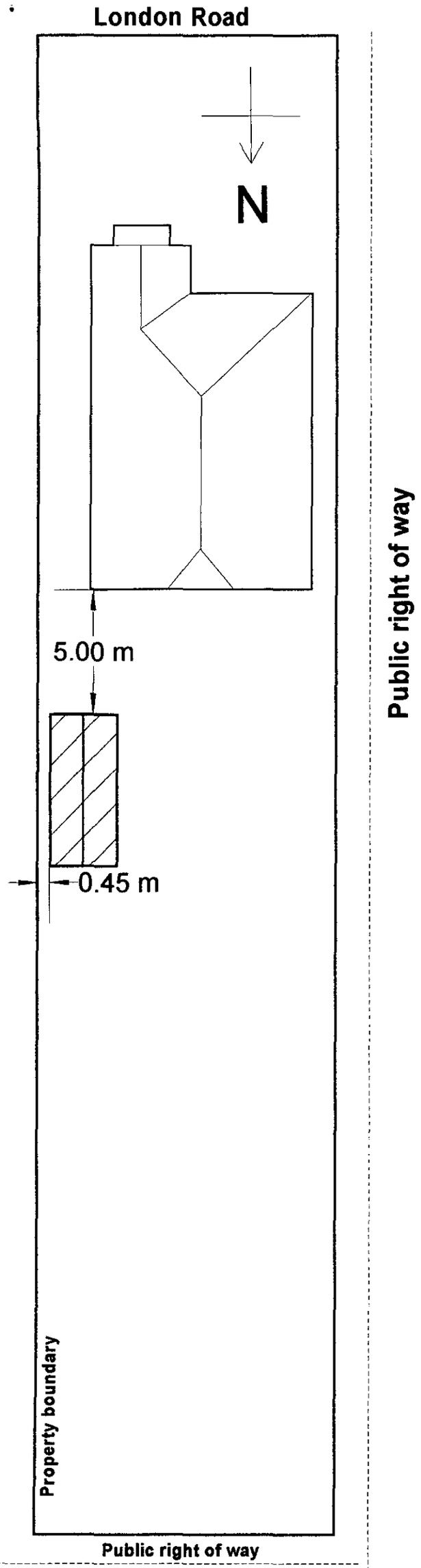
APPROVED

Construction Notes:

125mm concrete base.

75mm x 50mm timber framed and 18mm shiplap cladded panelled construction.

Pitched corrugated onduline roof.



78 London Road
Wokingham
Berkshire
RG40 1YE

Site plan for proposed Timber Workshop

Scale 1:200

APPROVED