APPLICATION NO:
F/2001/5576

LOCATION:
8 Defford Close, Wokingham.

APPLICANT:
R Curry C/O George W Coote

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Richard Kelly**

APPROVED

690

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Curry
C/O George W Coote
1 Baskerville Road
Sonning Common
Berkshire
RG4 9LS

Application Number: F/2001/5576

Parish: **WOKINGHAM**

Location: **8, Defford Close, 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Area Local Plan Policy SBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5576	RK
BUILDING CONTROL NUMBER.	FP 2002/2744 Central	
~~APPLICANT~~/AGENT	George W. Coote	
ADDRESS OF SITE	8 Defford Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GC 2001/32	GC 2001/32
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/2/02	

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 : Richard Kelly

Application Number : F/2001/5576

Applicant : R Curry C/O George W Coote.

Location : 8, Defford Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 18/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

No obs.

Planning Issues :

Application Number: F/2001/5576

Appraisal :

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

Application Number F/2001/5576
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Defford Close
Wokingham.

APPLICATION NUMBER: F/2001/5576

OFFICER: Richard Kelly

DATE OF SITE VISIT: 31/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses.

3. DESCRIPTION OF SITE/BUILDING Det. 1980s/90s.
Kind of cul-de-sac

4. RELATIONSHIP TO ADJOINING PROPERTIES 2m from 7.
7 is set back 2m from rear of new rear extension

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Unaffected.

LEVELS Garden rises 0.5m

BOUNDARY TREATMENT 1.8m fences, falling to 1.5m going N/ garden.

OTHERS 1.5m to other boys

Application No: F/2001/5576 – 8 Defford Close, Wokingham

Appraisal:

This is an application for a single storey rear extension. It will provide a garden room to the rear of an earlier extension. This application raises one issue:

Impact on adjoining property: WBE 1, SBE 1

The neighbouring property of 9 Defford Close is set back some 5 metres from No 8. Therefore, even with the proposed extension, the extension will only project 2m beyond the rear wall of No 9. It is also worth noting that No 9 has a single storey rear extension on the opposite side of the house, projecting approximately 3m from its rear wall. It is therefore considered that there is no undue impact caused by this proposal.

Approve ~~**Refuse**~~

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

Tel: (0118) 974 6229

Date: **08 January 2002**

My ref: F/2001/5576

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/5576
8, Defford Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5576**
8, Defford Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for _____
and my reason(s) are _____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6229

Date: **08 January 2002**

My ref: F/2001/5576

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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
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Development Control Officer

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Case officer: **Richard Kelly** Application Number: **F/2001/5576**
8, Defford Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for _____
and my reason(s) are _____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6229

Date: **08 January 2002**

My ref: F/2001/5576

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/5576
8, Defford Close, , Wokingham.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5576**
8, Defford Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5576
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2001/5576

Proposal:
Proposed single storey rear extension to dwelling.

Location:
8, Defford Close, , 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 and 1.00pm - 4.00pm Sunday. *Library closed all day Wednesday.* If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5576 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. 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 be possible for an individual reply to be issued 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

08 January 2002

Application Number : F/2001/5576	Map No : 60
Case Officer : RK	Site Area : 0.04
Valid Date : 24/12/01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 8, Defford Close, , Wokingham.

Parish : WK Ward : EMM

Applicant : R Curry C/O George W Coote.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

+ MR + MRS K. HALSALL, 6 ELMLEY CLOSE ✓
EMMBROOK, WOKINGHAM RG41 1HP.

+ MR P.C. DIFFENTHALL, 7 ELMLEY CLOSE,
EMMBROOK, WOKINGHAM RG41 1HP ✓

+ 3 KILFORD, 4 ELMLEY CLOSE ✓

OTHERS

(Note to Officer: Site is in a Groundwater
Protection Zone: See guidance notes
from Conrad Moore re planning informatives)

No pre-app?

Environmental Services

For office use only.
Application number: 24.DEC.2001 * 5576

24 DEC 2001

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	R CURRY 8 DEERFORD CLOSE WOKINGHAM BERKSHIRE
2	Agent's Name Address and postcode Phone number	GEORGE W COOTE 201 BASILDON ROAD SOUTHEND CALCOT READING RG4 9LS 01189 722569
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.	8 DEERFORD CLOSE WOKINGHAM BERKSHIRE
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.	RED BRICK WALLS & BLOCK INTERLOCKING TILED ROOF ALL 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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of R. Cuddy

Date 20/12/01

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

ADDRESS 8 DEFFORD CLOSE PARISH WOK/WITHIN E

PLOT No. 26 ORD. SHEET No. 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/18/69	D. of Education	Playing Fields	12/5/70	C/A
0/3/71	Mrs Richards	Rear Ext (S/18/69 & 8/21/73)	8/4/71	REF
6/22/73	Focus Homes	Rear Ext	12/7/73	C/A
27034 - 2			20.2.87	C/A
BRA 1962	MR. D. LAURIAN	1ST. EXTENSION	6.12.86	APP
3412	"	1ST FLOOR "	8.9.89	C/A
BRA 8296	"	"	29.11.89	APP
F/2001/3348	Mr Curry	1st floor rear ext	03.04.01	C/A

DATE OF COMPLETION

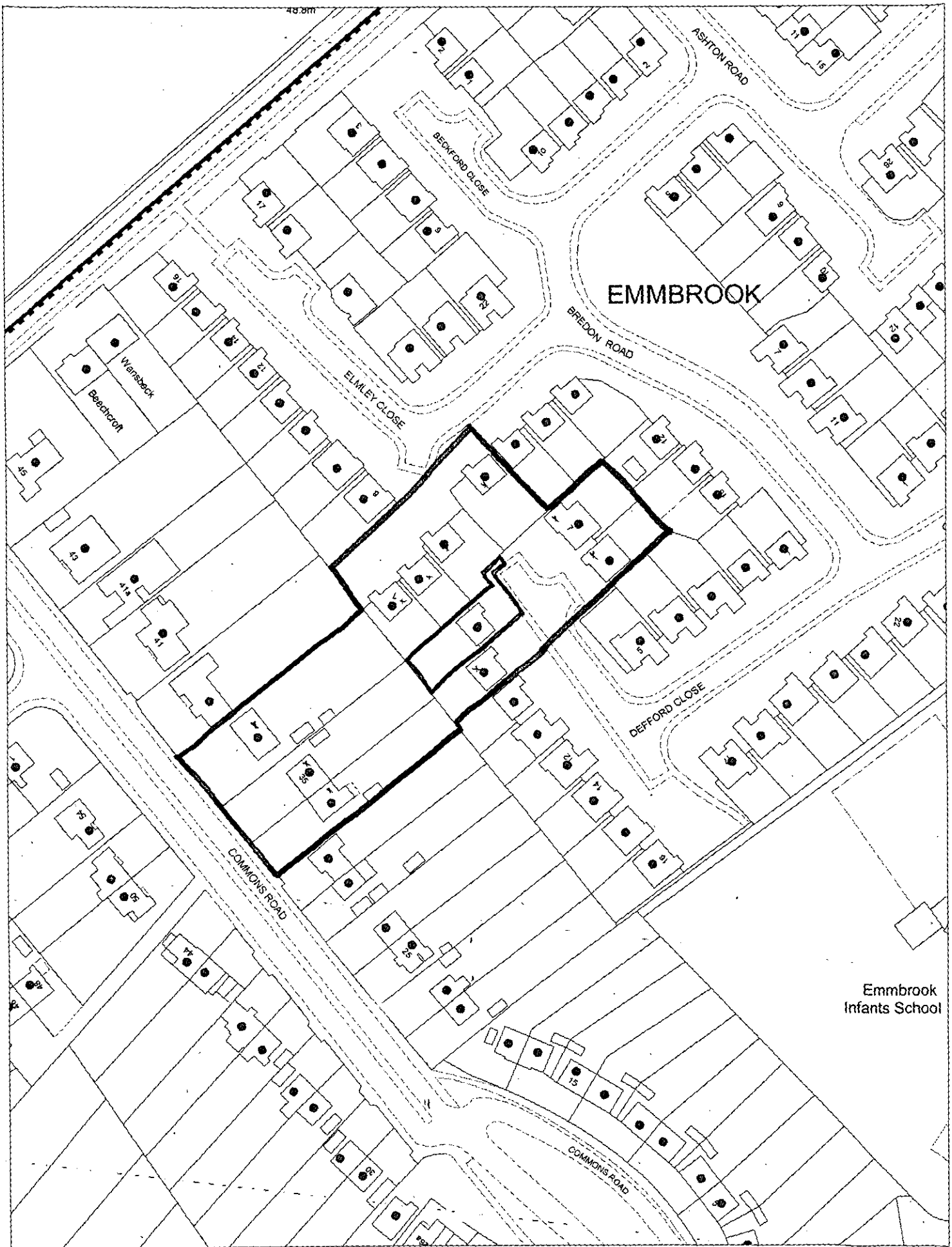
MINISTRY DECISION 0/3/71 Appeal granted 31/8/72

SPECIAL ORDERS

DRAINAGE

091074

24.DEC.2001* 5576



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2002

Scale: 1 : 1250

N
W E
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