APPLICATION NO:
F/2000/0971

LOCATION:
Toutley Cottage Toutley Road, Wokingham.

APPLICANT:
Mr Alder C/O Mr Skeet

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Mrs B Polnik**

WITHDRAWN 15/1.

RAILEX
Marbleboard

EASIFILE EP7

Toutley Cottage
Toutley Road
Wokingham
Berks
RG41 1QN

38667

BP

Mrs Polnik
Senior Planning Officer
Wokingham District Council
Planning Department
Shute End
Wokingham
Berks

11th January 2000

Re: F2000/0971

Dear Mrs Polnik,

Thank you for your time at your offices the other day. WITHDRAWN

I have now had an opportunity to consider all of the points you made and have now decided not to proceed with the current application. Therefore, could you please take this letter as written instruction of that.

However, we still wish to apply for planning consent for a different scheme and will submit drawings as soon as possible.

Many thanks for your assistance in this matter.

Yours sincerely,

Simon Allder

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 24 November, 2000
My ref. BP/F/2000/0971

Mr D Skeet
38 Addiscombe Road
Crowthorne
Berkshire

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

Dear Mr Skeet

RE: PROPOSED 2-STOREY SIDE EXTENSION OF TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM

I refer to your recent letter and revised plan received on 25th October 2000.

As you may be aware the site is partially within the 1968 floodplain of the Emm Brook. Whilst you have indicated the finished floor level on the plan this information is inadequate for the Environment Agency to determine whether or not floodable voids and openings need to be incorporated in the design of the extension. The Environment Agency have requested a ground level survey showing representative levels over the site above Ordnance Datum (Newlyn).

Should you wish to discuss the Environment Agency's requirements, do not hesitate to contact Miss S Paxman on tel. 01276 454300.

I look forward to receiving this information in the near future.

Yours sincerely,

B Polnik (Mrs)
Senior Planning Officer

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0971

Applicant : Mr Alder C/O Mr Skeet.

Location : Toutley Cottage, Toutley Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		3.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.5.00

Date Registered : 17/03/2000

Earliest Date for Decision : ~~21/04/2000~~ 18.11.00

Latest Consultation Date/Site Notice Expiry Date : ~~21/04/2000~~ 18.11.00

Application Expiry Date: 12/05/2000

Consultation Responses :

Revised plan 108:00:01A received 25.10.00

- Highway Authority : no objection subject to condition re: provision and retention of parking.
- Environment Agency :

- Environmental Health : no objection
- Town Council : no objection

Planning Issues :

SEALP : Within settlement boundary in transitional area STV5
Area liable to flooding SRS3/2

WOLP: Within settlement boundary WOS2
o/s area liable to flooding as defined by WOLP.

PROPOSAL: part s/s and part 2 storey side extn. to provide garage, conservatory and additional bedroom.

Application Number: F/2000/0971

Appraisal :

A. IMPACT ON VISUAL AMENITY/CHARACTER OF AREA

Policies GTV5, SBE1/2 of SEALP ; WBE1, WOS2 and WOS3 of WOLP

Site located within settlement boundary of Wokingham and within a transitional area as defined by SEALP. Design of extension would be in keeping with existing dwelling. Whilst ridge height would be the same as existing the extn. is set in 0.8m from the front elevation. Although it is a large extn. it is well designed and as such it would not adversely affect the visual amenity / character of the area. No objection to removal of tree to front.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies SBE1/2 of SEALP, WBE1 of WOLP

Due to relationship and design the amenities of neighbouring occupiers would not be adversely affected by proposal.

C. IMPACT ON ADJOINING WATERCOURSE

Policy SRS2/3 of SEALP

Site is located with an area liable to flooding as defined by SEALP but not WOLP. According to Environment Agency site is within 1968 floodplain.

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

D. HIGHWAY ISSUES

Adequate on-site parking for 4 bed. house can be provided.

Application Number F/2000/0971
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	C001	R001	Full permission - 5 yrs.
2.	C014	R014	External finishes to match
3.	C122	R122	No part of the extn hereby permitted .... delete 'and turning space'
			INFORMATIVES:
		N16	SEALP: STV5, SBE1/2, SRS2/3
			HOLP: WOS2, WOS3, WBE1

RECORD OF SITE VISIT

SITE ADDRESS: Toutley Cottage
Toutley Road Wokingham.

APPLICATION NUMBER: F/2000/0971

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on telegraph pole facing Toutley Rd.

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential to SW. Mixed uses to NE.
Property sandwiched between Pumping Station and electricity sub-station

3. DESCRIPTION OF SITE/BUILDING

2 storey brick built house with s/s side extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan. Brick built pumping station to rear (2 storey in height)

5. SITE CONSTRAINTS

TREES multi-stemmed oak to front would need to be removed

ACCESS/PARKING refer to plan

LEVELS no change 0.3 higher to side beyond

BOUNDARY TREATMENT to remain existing drive

OTHERS

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

Tel: 0118 974 6450

Date: **28 March 2000**

My ref: F/2000/0971

CONFIDENTIAL

Councillor 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/2000/0971
Toutley Cottage, Toutley Road, , Wokingham.
Proposed two storey side 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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0971**
Toutley Cottage, Toutley Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Whyte

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

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

Tel: 0118 974 6450

Date: **28 March 2000**

My ref: F/2000/0971

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
DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

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Case officer: **Mrs B Polnik** Application Number: **F/2000/0971**
Toutley Cottage, Toutley Road, , Wokingham.
Proposed two storey side 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 6450

Date: **28 March 2000**

My ref: F/2000/0971

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/2000/0971
Toutley Cottage, Toutley Road, , Wokingham.
Proposed two storey side extension to dwelling.

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

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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

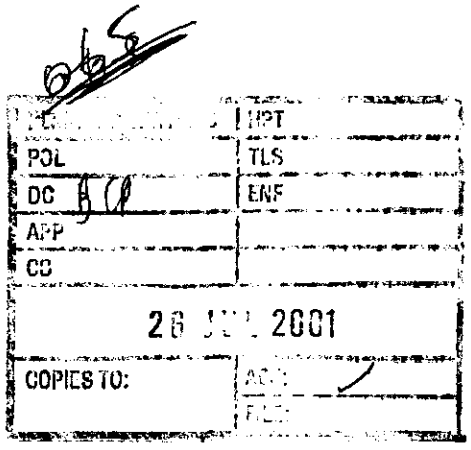
Case officer: **Mrs B Polnik** Application Number: **F/2000/0971**
Toutley Cottage, Toutley Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Toutley Cottage, Toutley Rd

7 Summerfield Close
Emmbrook
Wokingham
Berkshire
RG41 1PH



Ms Basia Polnik,
Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berkshire

25th July 2001

Dear Ms Polnik

Planning Application F/2000/0971

With respect to the above referenced planning application I write to seek assurances that in considering the application due consideration will be taken of the "parking issues" around the property in question. Whilst I have no objection to the actual building extension I have serious safety concerns on the number of vehicles which are parked outside the property and the current lack of any parking facilities.

The property I believe is used both for residential and business purposes since it is not unusual to have up to three transit vans, plus two to three cars parked outside the property at various times during the day. The real issue is that the property is directly opposite the entrance to Summerfield Close and with such vehicles parked on the road along the front of the property, vehicles entering Toutley Road have to drive on the right hand side and are thus difficult to see when turning out of Summerfield Close.

Essentially there is a real safety issue at this junction which can only really be appreciated by a site visit. Obviously the issue arises because of the complete lack of any off road parking and would be addressed if the planning application included parking for at least three transit vans, thus restricting the need for street parking to the residential vehicles.

Yours sincerely

Jenny McCurry

Our ref: SP\2000\002627\001
Your ref: F/2000/0971

Date: 15th November 2000

ENVIRONMENT AGENCY

	36768
	TLS
CC BP	ENF
APP	
CS	
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

TWO STOREY SIDE EXTENSION - TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM

Thank you for your letter dated 3 November 2000 which was received on 6 November 2000. You are asked to quote the following reference in any correspondence: SU87SW/1/7.The Environment Agency has the following comments:

Development Control: Contact Amanda Reed on 01276 45 4331

This site is partially within the 1968 floodplain of the Emm Brook.

A ground level survey of the site is required to confirm whether the area of the proposed extension is in or outside of the flood plain. If the proposed extension is within the floodplain, the Environment Agency would not object to the proposal, as the area of the extension is less than 50 square metres, but would require that floodable voids and openings be incorporated into the extension and garage to prevent the impedence of flood flows and to provide flood water storage. Ground levels would therefore be required to determine the height of such voids and openings. If, however, ground levels indicate that the site is not within the floodplain, such voids and openings will not be required.

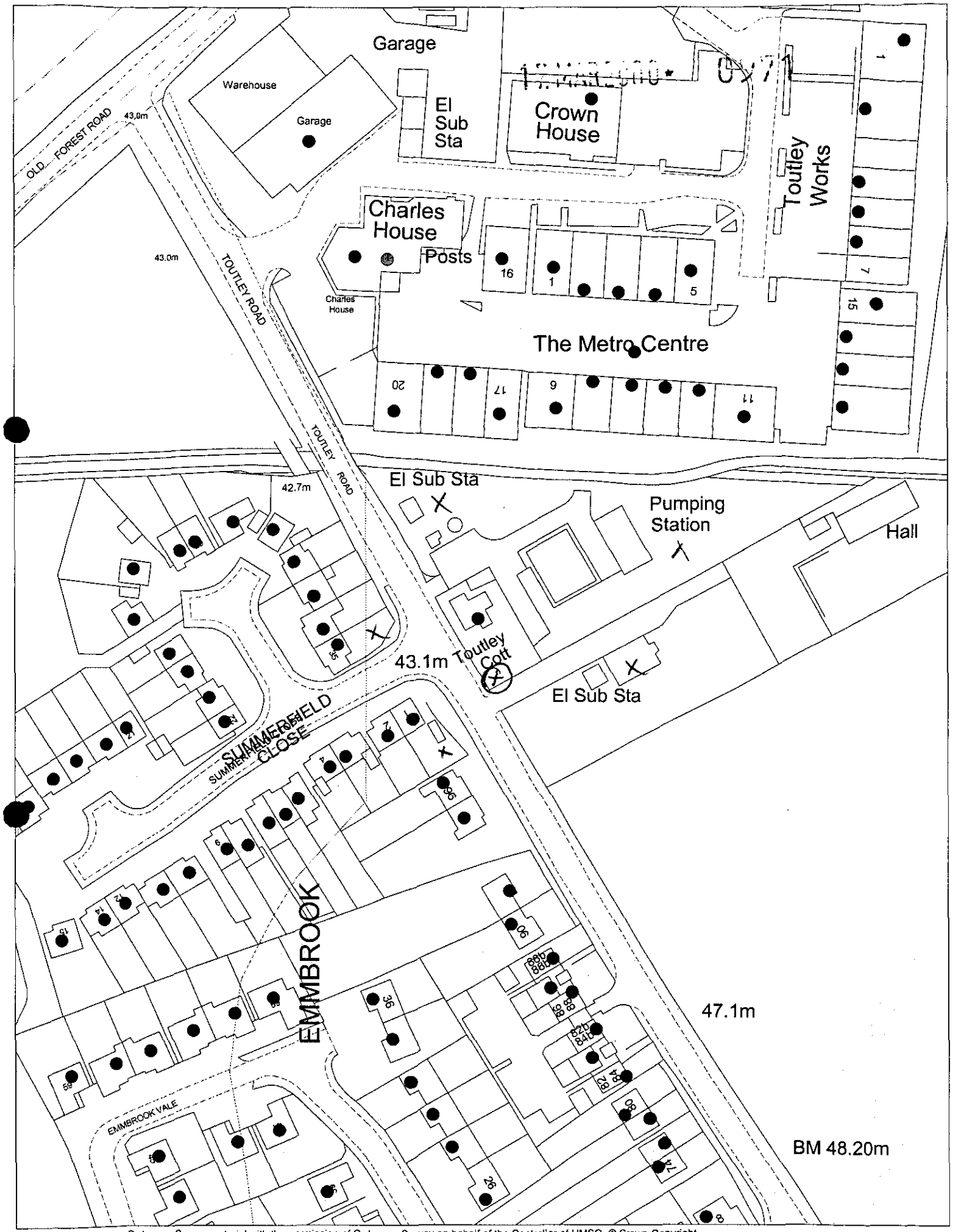
I will therefore need to see a plan showing representative levels over the site above Ordnance Datum (Newlyn), before I can advise you further regarding any conditions which the Environment Agency may require.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301



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Development Control Section, Environmental Services, Wokingham District Council.

24 March 2000

Scale: 1 : 1250

N W E S

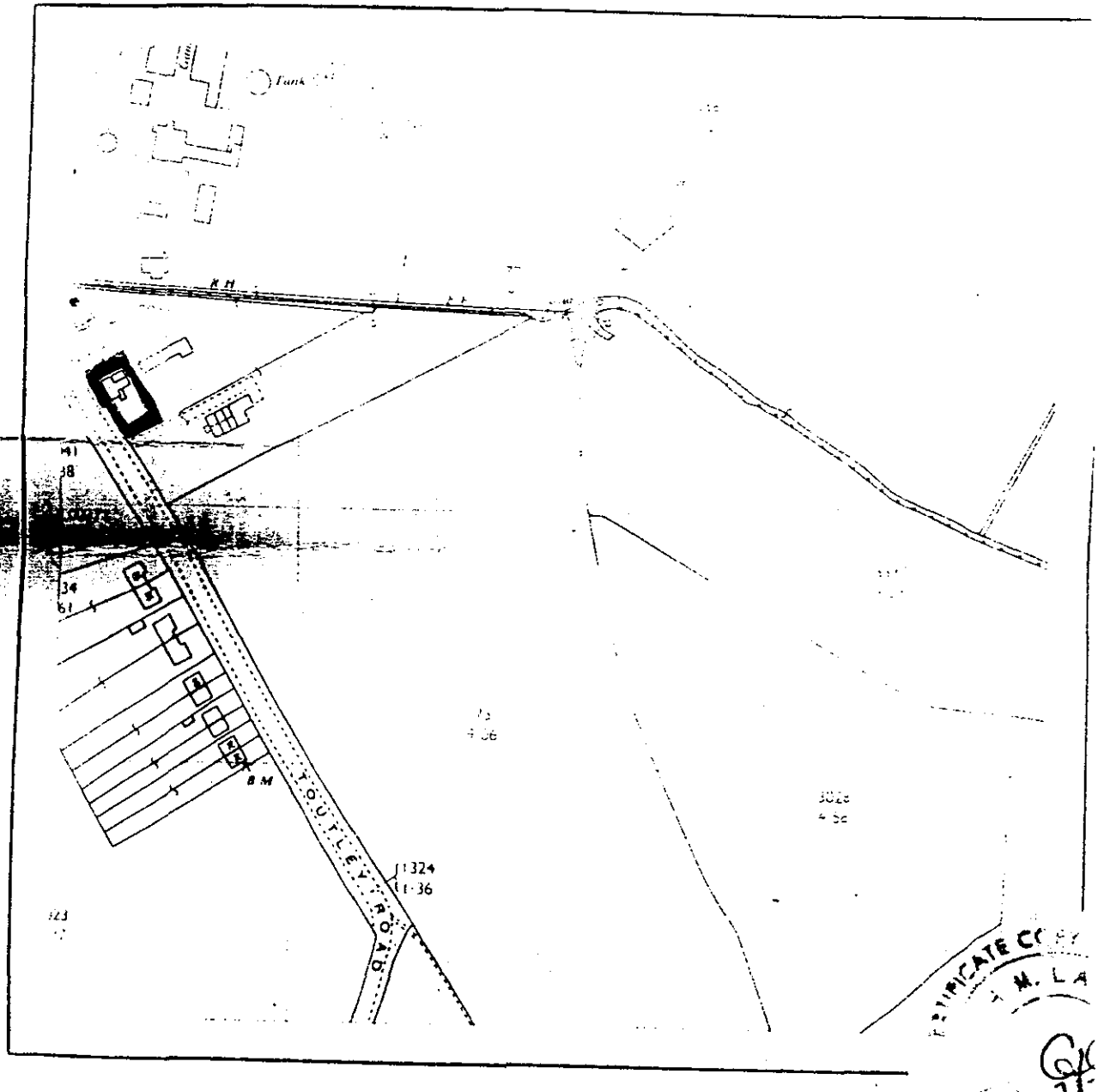
H.M. LAND REGISTRY

17 MAR 2000

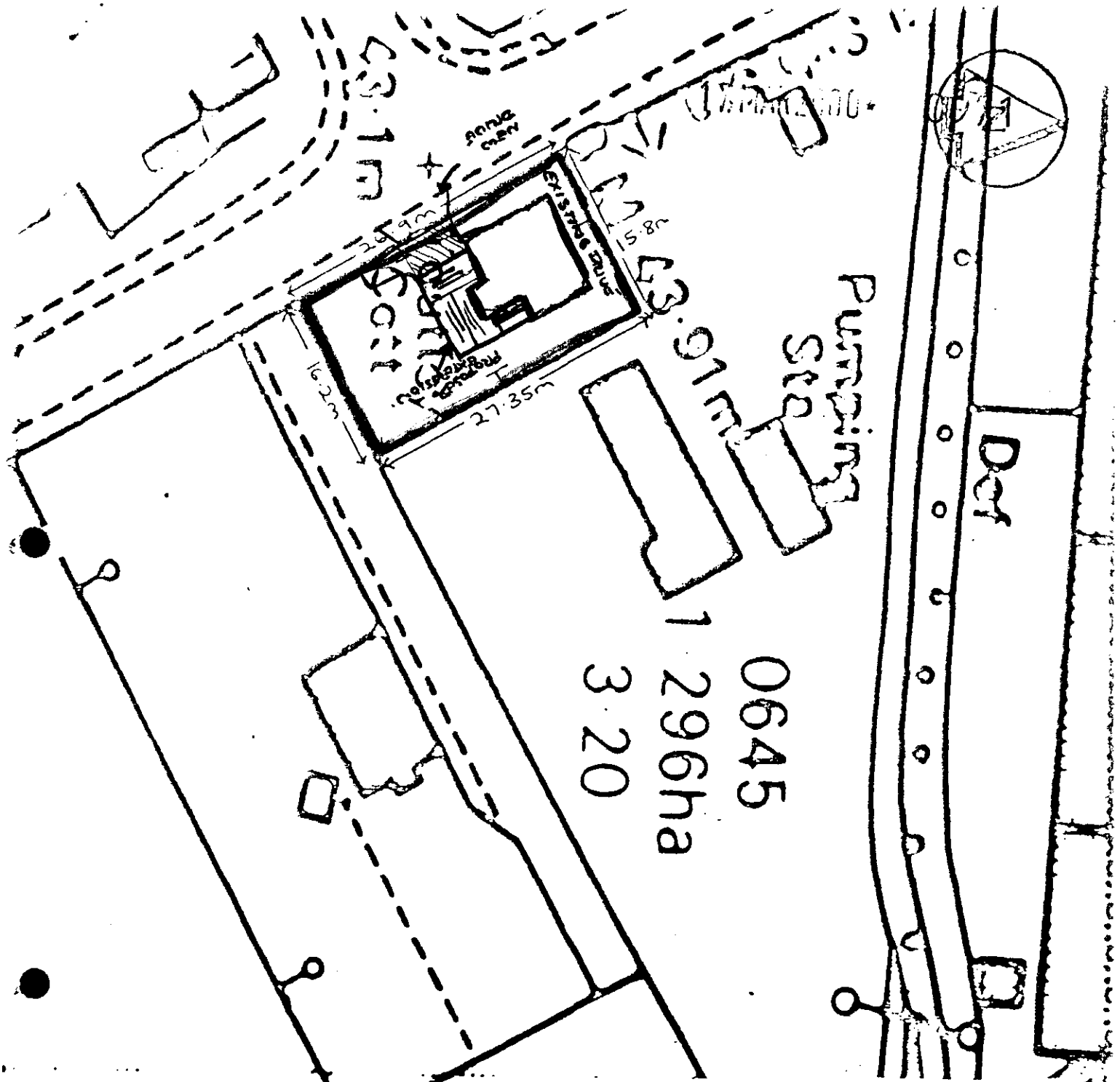
ORDNANCE SURVEY PLAN REFERENCE	SU 8070			
COUNTY	BERKSHIRE	DISTRICT	WOKINGHAM	© C

SALE 1:2500

The boundar...
plotted from ...
plan may be ...



CERTIFICATE COPY
H. M. LA
REGIST



4905

WOKINGHAM DISTRICT COUNCIL

SALE OF COUNCIL HOUSES
HOUSES ACT 1985

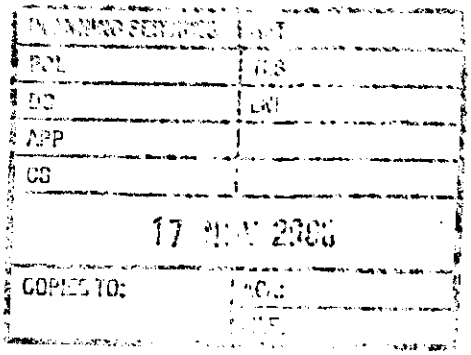
ADDRESS:

TOUTLEY COTTAGE,
TOUTLEY ROAD,
WOKINGHAM.

Scale:	Date:	Prepared by:
1.500	21/8/90	SJL

SCALE
1:500

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/0971

Proposal: Proposed two storey side extension to dwelling

Site Address: Toutley Cottage, Toutley Road, Wokingham

Applicant: Mr Alder C/O Mr Skeet

Your observations are required in respect of this application by **17/11/2000**

No objection to the new plans showing the enlargement of the extension, and parking provision – drawing no 108:00:01A.

SIGNED: _____ **DATE:** 15/11/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING
POL
DC
APP
CS

From: Leanne Parlour Environmental Health

To: Mrs B Polnik, Planning

My Ref: JRM/20003180

Your Ref: F/20000971

Date: 13 November, 2000

REVISED PLANS FOR 2 STOREY SIDE EXTENSION

TOUTLEY COTTAGE, TOUTELY ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health comments on the application.

LEANNE PARLOUR
TECHNICAL OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Date: 03 November 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0971

Location: Toutley Cottage, Toutley Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr Alder C/O Mr Skeet.

Case Officer: Mrs B Polnik

The new plans show the following: Proposed two storey extension enlarged by 0.2m to side, and provision of parking to front. Drawing no 108:00:01A.

Comments are required by 17/11/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITIONAL APPROVAL

C122 - (No part of any extension(s) hereby permitted...)
R122.

Adam Coggins 9/11/00

Date: 03 November 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0971

Location: Toutley Cottage, Toutley Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr Alder C/O Mr Skeet.

Case Officer: Mrs B Polnik

The new plans show the following: Proposed two storey extension enlarged by 0.2m to side, and provision of parking to front. Drawing no 108:00:01A.

Comments are required by 17/11/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0971 (Planaps) / (Ludhouse) Date Rec. 25.10.00

Location: TOUTLEY COTTAGE, TOUTLEY RD

Parish WOKINGHAM

Applicant: MR. S. A. LLOYD

Description of attached plans: Proposed 2 storey extension enlarged by 0.2m to side and provision of parking to front.

Drawing No's: 108 : 00 : 01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: as before

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 17.11.00

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice (Y) / N expires 24.11.00

New Description

CASE OFFICER BP

Consultations Sent by Admin. on 3.11.00

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2000/0971

Proposal:
Proposed two storey side extension enlarged by 0.2m to side and provision of parking to front.

Location:
Toutley Cottage, Toutley 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 notice 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 17/11/2000. 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

03 November 2000

Revised Plans

MRS B. POLNIK
SENIOR PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
ENVIROMENTAL SERVICES DPT.
PLANNING SERVICES
P.O. BOX 157,
SHUTE END,
WOKINGHAM,
BERKSHIRE
RG40 1WR.

YOUR REF: BP/F/2000/0971

MISS LISA WARD &
MR S. ALLDER
TOUTLEY COTTAGE,
TOUTLEY RD,
WOKINGHAM,
BERKS
RG41 1QN.

PLANNING SERVICES	DPT 35750
POL	ITS
DC BP	ENF
APP	
CS	
25 OCT 2000	
COPIES TO:	ACK:
	FILE:

19/10/00

0971 1

REVISED PLAN

Dear Mrs Polnik,

RE: PROPOSED 2 STOREY SIDE EXTENSION OF TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM.

Futher to your letter dated 4/5/00 please accept my apologies for the delays in responding in writing. I am hoping you can recall me speaking to yourself and one of your colleges, Steve Aston as you suggested at the time.

Unfortunaly we have had a bereivment which has taken priority over every thing.

Please find our ammend drawing showing parking Spaces (additional) as requested by Mr Aston & the additional information required regarding ordnance Datum (Newlyn). I enclose photocopies of your previous correspondance for your information.

Yours Sincerely

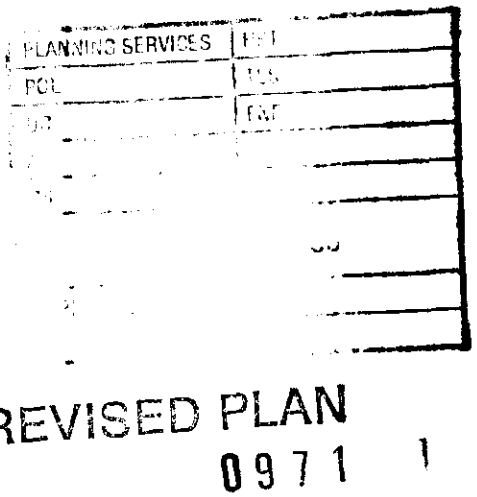
Simon Allder.

SIMON ALLDER

Our ref: SP\2000\001526\001
Your ref: F/2000/0971

Date: 12th May 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

SIDE EXTENSION - TOUTLEY COTTAGE, TOUTLEY RD, WOKINGHAM

Thank you for your letter dated 28 March 2000 which was received on 31 March 2000. I apologise for the delay in my reply. You are asked to quote the following reference in any correspondence: **SU87SW/1/7**. The Environment Agency has the following comments:

Development Control: Contact Amanda Reed on 01276 45 4331

This site is partially within the 1968 floodplain of the Emm Brook.

In order that I can advise you further on this proposal, I will need to see a plan showing representative levels over the site above Ordnance Datum (Newlyn). Perhaps the applicant could be asked to provide this information.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr D Skeet, 38 Addiscombe Rd, Crowthorne, Berks

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 4 May, 2000
My ref. BP/F/2000/0971

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 D Skeet
38 Addiscombe Road
Crowthorne
Berks

Dear Mr Skeet

RE: PROPOSED 2 STOREY SIDE EXTENSION OF TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM

Further to your planning application for the above-mentioned proposal the Highway Authority have requested a revised plan showing the garage widened to 5m so that internal dimensions are 2.5 x 5m. In addition, the front of the garage should be set back 5m from the back edge of the footpath to enable a car to stop clear of the public highway.

I look forward to receiving these plans within 14 days of the date of this letter.

Yours sincerely

B. Polnik

Mrs B Polnik
Senior Planning Officer

TOM CALLAGHAN
926 6323

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0971

Proposal: Proposed two storey side extension to dwelling

Site Address: Toutley Cottage, Toutley Road, Wokingham

Applicant: Mr Alder c/o Mr Skeet

Your observations are required in respect of this application by **21/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 05/04/00

CLERK TO Wokingham Town Council

Our ref: SP\2000\001526\001
Your ref: F/2000/0971

29394

Date: 12th May 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

COPIES TO:

FILE:

For the attention of: Mrs B Polnik

Dear Madam

SIDE EXTENSION - TOUTLEY COTTAGE, TOUTLEY RD, WOKINGHAM

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Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr D Skeet, 38 Addiscombe Rd, Crowthorne, Berks – requested 22.5.00

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 4 May, 2000
My ref. BP/F/2000/0971

Mr D Skeet
38 Addiscombe Road
Crowthorne
Berks

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

Dear Mr Skeet

RE: PROPOSED 2 STOREY SIDE EXTENSION OF TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM

Further to your planning application for the above-mentioned proposal the highway Authority have requested a revised plan showing the garage widened to 5m so that internal dimensions are 2.5 x 5m. In addition, the front of the garage should be set back 5m from the back edge of the footpath to enable a car to stop clear of the public highway.

I look forward to receiving these plans within 14 days of the date of this letter.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

06 APR 2000
COPIES TO:
ACK:
FILE:

From: Leanne Parlour
Technical Officer (Housing & Pollution)

To: **Basia Polnik**
Planning

My Ref: LMP/19994315

Your Ref: F/2000/0971

Date: 4 April, 2000

TWO STOREY SIDE EXTENSION
TOUTLEY COTTAGE TOUTLEY ROAD WOKINGHAM

I have no objections to the above proposal.

Leanne Parlour
Technical Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 28 March 2000

Application Number: F/2000/0971

Proposal: Proposed two storey side extension to dwelling.

Site Address:
Toutley Cottage, Toutley Road, , Wokingham.

Applicant:
Mr Alder C/O Mr Skeet.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW GARAGE WIDENED TO COMPLY WITH OUR STANDARD INTERNAL DIMENSIONS (2.5x5m). THERE IS ALSO INSUFFICIENT SPACE BETWEEN THE GARAGE DOORS AND THE HIGHWAY BOUNDARY FOR A CAR TO STOP CLEAR OF THE PUBLIC HIGHWAY, SUGGEST SETTING BACK FRONT of GARAGE AT LEAST 5m FROM THE BACK EDGE OF THE FOOTPATH.

8/5.
Discussed D MLT revised plan will only require neighbour consultation

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

7-4-00

Received by Wokingham District Council

Application No: F/2000/0971

Proposal:
Proposed two storey side extension to dwelling.

Location:
Toutley Cottage, Toutley 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 21/04/2000. 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: 17 MAR 2000

Officer: BP | Application No. F/2000/0971

Map No. 61... Site ..a.ob...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: TOUTLEY COTTAGE TOUTLEY ROAD

Parish: WOKINGHAM Ward: Emm Brook
28·3·2000

Applicant: MR ALDER

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			
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 : 28.3.2000 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 + 1+35 Summerfield Close + Thames Water

ADDRESS TWYFORD ROAD – TOUTLEY ROAD. PARISH W/W

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
Ref: OL835/SL	S.E.B.	High voltage overhead line.	14.12.75	Defer
3322/E6/AE				
BR 1006	[illegible]	[illegible]		
		[illegible] (INPSITE)	27.6.74	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1764

ADDRESS TOUTLEY PUMPING STATION TOUTLEY ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25306	MID-SOUTHERN WATER CO.	REPL. TANK/PUMP/FILTER HOUSE	19.5.86	C/A
28736	"	RADIO MAST	30.10.87	TP
29161	"	FENCE/RAININGS/GATE	27.11.87	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305A

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	MR ALDER.
	Address and postcode	TOUTLEY COTTAGE TOUTLEY ROAD WOKINGHAM BERKS.
	Phone number	-
2	Agent's Name	MR D. SICGET
	Address and postcode	38 ADDISCOMBE ROAD CROWTHORNE BERKS.
	Phone number	01344 761067
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.	~~TOUTLEY~~ AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DOUBLE GARAGE, CONSERVATORY MASTER BEDROOM & BATHROOM.
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 TO MATCH EXISTING TILES " " "
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	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 MR S. ALDER.

Date 15/3/00

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