APPLICATION NO:
F/2001/4654

LOCATION:
15 Evendons Lane, Wokingham.

APPLICANT:
Mr Honer C/O Derek Cann ARIBA

PROPOSAL:
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

EARLIEST DATE FOR DECISION: **24/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/10/2001

CASE OFFICER: **Andrew Thorley**

No 088 18.10.01

RAILEX
Marbleboard

EASIFILE EP7

1244
01

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Honer
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berks
RG41 4AH

Application Number: F/2001/4654

Parish: **WOKINGHAM**

Location: **15, Evendons Lane, Wokingham.**

Proposal: **Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.**

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.

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 with or without modification) no additional windows or similar openings shall be constructed in the flank walls in the south west elevation of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. 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

3. 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:

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1/2 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

Anna Cronin
Head of Planning & Transportation
Date: 08/10/2001

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4654	AT
BUILDING CONTROL NUMBER	FP 2001/2482 South	
~~APPLICANT~~/AGENT	Derek Cann.	
ADDRESS OF SITE	15 Evenders Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0115.2A	0115.2 + minor amends 22/10/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/10/01 + minor amend. 22/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/11/01	

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	

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 22 October, 2001
My ref. AJT/MLT/F/2001/4654
Your ref.

Mr. Derek Cann
Architect
13,Manor Road
Wokingham
Berkshire
RG41 4AH.

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 D. Cann,

RE: PROPOSED TWO STOREY AND SINGLE STOREY REAR EXTENSION – 15, EVENDONS LANE, WOKINGHAM.

I refer to your letter and revised plans submitted for the two storey side extension dated 19th October 2001.

The revised plans show a change from a gable roof to a half-hipped roof, as this will be a reduction in volume a further planning permission would not be required. Therefore it is considered that due to the distance away the neighbouring property will not be affected.

Therefore I have no objection to the minor amendment to the above planning permission which was approved on the 8th October 2001.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

MLT

MLTHORP
Principal Development Control Officer

DEREK CANN
ARCHITECT

AT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

PLANNING SERVICES	48924
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19 OCT 2001	
COPIES TO:	ACK:
	FILE:

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0115
19th October 01
Attention Mr Andrew Thorley

Dear Sir.

Proposed Two Storey Side and Single Storey Rear Extension
15 Evendons Lane Wokingham
Application No. F/2001/4654

I understand from my client that their neighbour had made a request to you for consideration to a hipped end in lieu of the full gable currently approved.

Following the receipt of the planning consent and my conservation with yourself, my client would still like to request as a minor amendment to the consent the change of the gable to a 'barn' or half-hipped roof.

I enclose a copy of modified elevations to illustrate the proposal.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net



FRONT ELEVATION.

POL	TLS
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19 OCT 2001	
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REAR ELEVATION

Alternative 'Part Hipped End.'
15. Evendons Lane.
Appl. no. F/2001/4654. Oct, 01.



FRONT ELEVATION.

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DC	ENF
APP	
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13 OCT 2001

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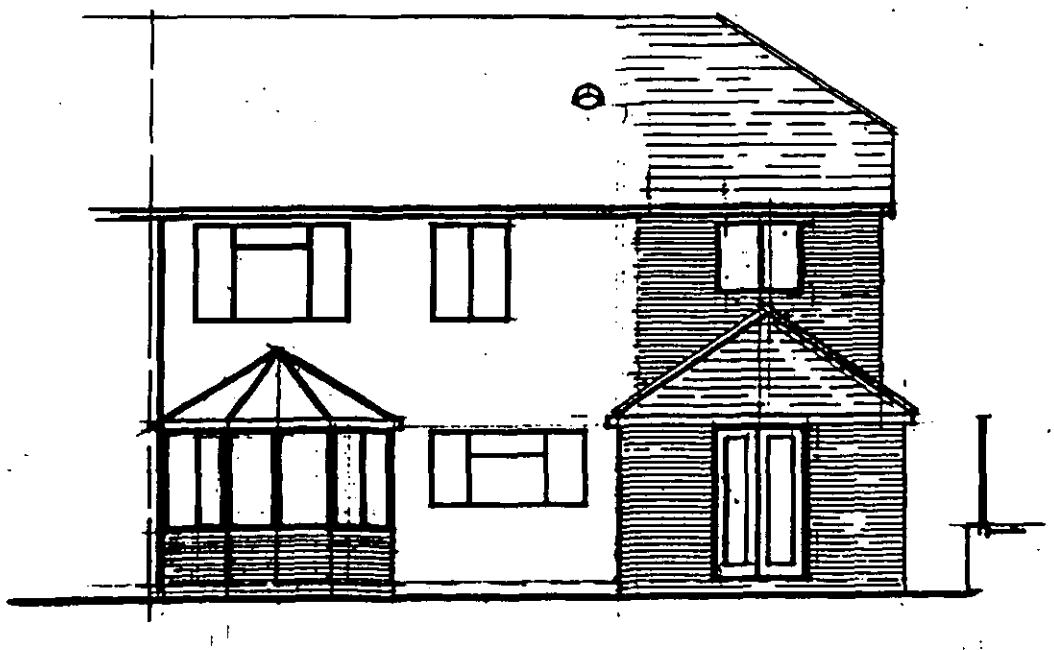

REAR ELEVATION

Alternative 'Part Hipped End'.

15. Evendons Lane.

Appl. no. F/2001/4654. Oct, 01.

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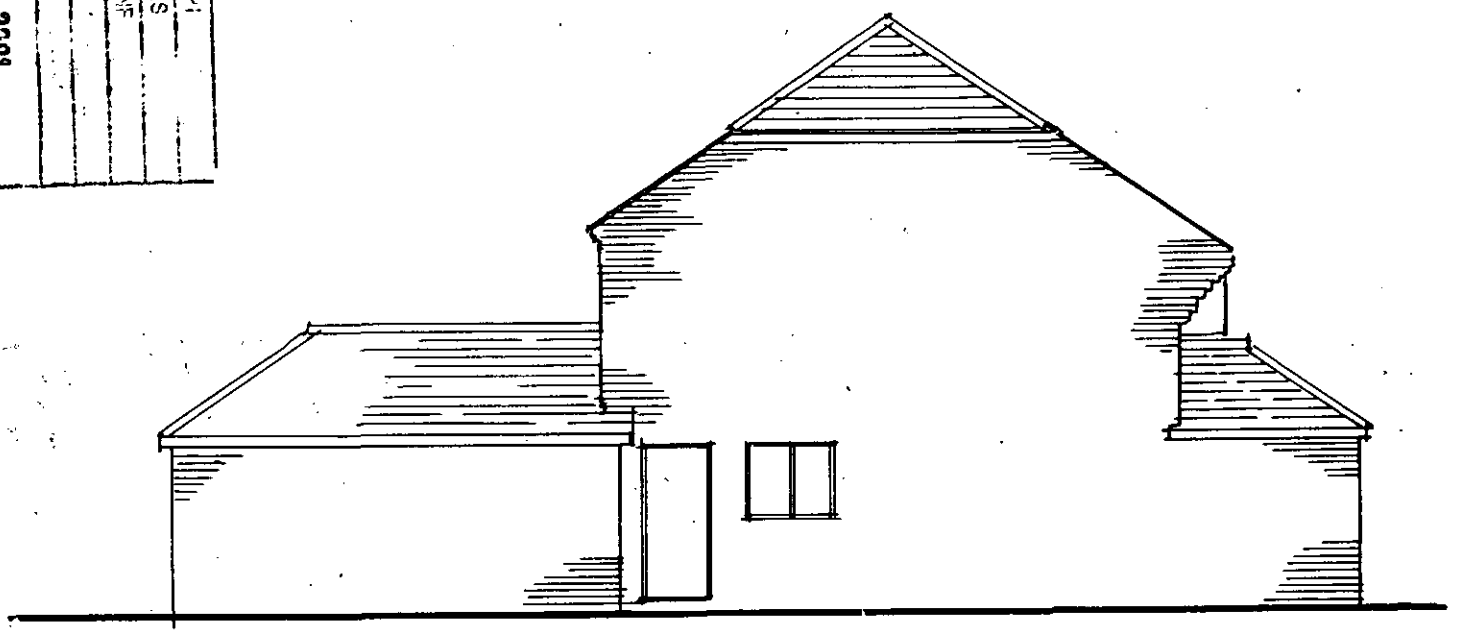

REVISED SIDE ELEVATION.

15. Evendons Lane.
Appl. F/2001/4654.

Oct 01.

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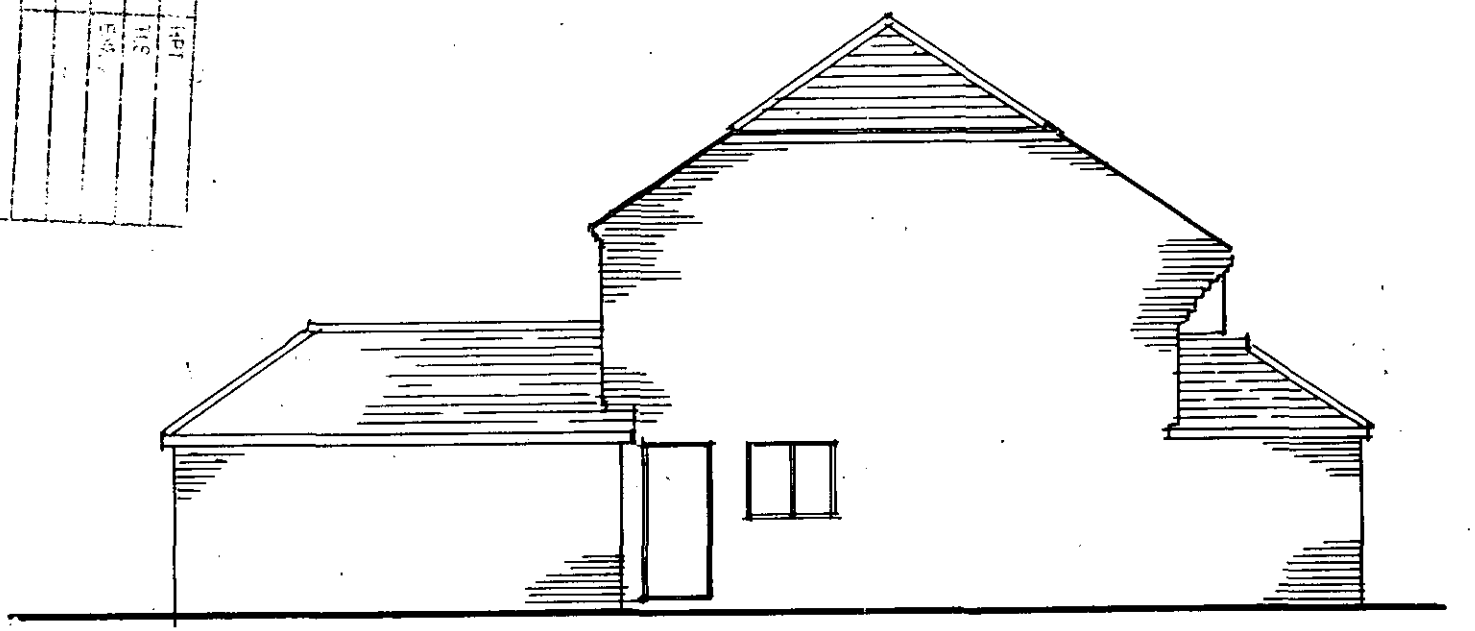

REVISED SIDE ELEVATION.

15. Evendons Lane.
Appl. F/2001/4654.

Oct 01.

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

AT

PLANNING SERVICES	HPT 48789
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17 OCT 2001	
COPIES TO:	ACK
	FILE:

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0115
17th October 01
Attention Mr Andrew Thorley

Dear Sir.

Proposed Two Storey Side and Single Storey Rear Extension
15 Evendons Lane Wokingham
Application No. F/2001/4654
please file as 9

I understand from my client that their neighbour has made a request to you for consideration to some form of hipped end in lieu of the full gable currently proposed.

A full hip would infringe on the existing roof but we would be more than happy to have a 'barn' end if this was considered preferable.

I enclose a copy of modified elevations to illustrate the proposal.

If you would care to call me I can discuss it further.

Yours faithfully

replied by telephone call
17/10/01 AJT.

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

PLANNING SERVICES
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DC
17 OCT 2001
COPIES TO:
ACK
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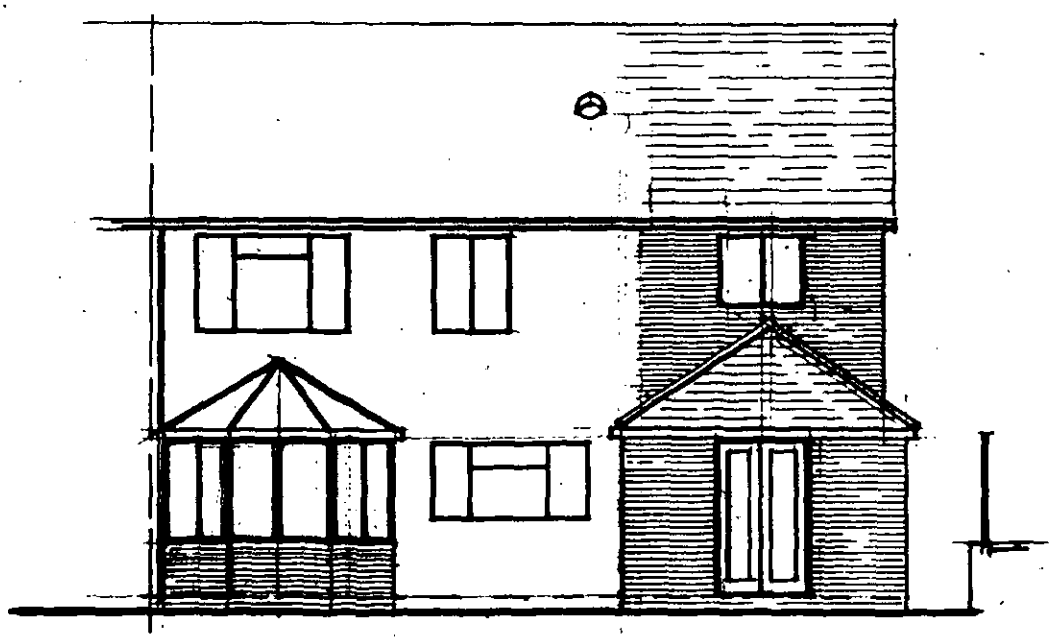
FRONT ELEVATION.



REAR ELEVATION

Applicationo	Name & Address
F/2001/4654	Mr Paul Brady and Ms Karen Harvey 17 Evendons Lane WOKINGHAM. RG41 4AA
Application Approved	Letter sent 18/10/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/4654

Applicant : Mr Honer C/O Derek Cann ARIBA.

Location : 15, Evendons Lane, , Wokingham.
Proposal : Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	V		18/9/01

Date of Neighbour Notifications : .....

Date of Site Visit : 26/9/01

Date Registered : 13/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001

This application will have expired on: 08/10/2001. 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 :
Neighbour : 1 letter of comments
WTC : No objections
Highways : conditions approved

Planning Issues : (identified settlement)

1) neighbours
2) street scene
3) highways.

Application Number: F/2001/4654
Appraisal :

The proposal is for a two storey side extension and single storey rear extension plus rear conservatory to a 2 storey semi-detached house to form additional living accommodation.

The existing single storey detached garage located to the rear will be demolished. At first floor level the proposed 2 storey side extension will be flush with the front and with rear elevations of the house. It will be 2.2 metres wide by 7.6 metres deep. It is proposed that the existing main pitched roof will be projected to the side over the 2 storey side extension. At ground floor level the single storey rear extension will be 3.7 metres wide and will project a further 5.5 metres towards the rear garden, it will have a hipped pitched roof with an eaves height of 2.4 metres and a ridge height of 3.9 metres, to be located a minimum of 0.7 metres away from the neighbouring boundary. It is also proposed that the new garage will be projected forward together with the existing front porch to a maximum of 2.5 metres approximately, it will have a hipped pitched roof with an eaves height of 2.4 metres with a ridge height of 3.5 metre. The proposed rear conservatory will be 3 metres wide and will project 3.4 metres towards the rear garden, to be constructed with brick to below window level and to eaves level on the northern elevation. It will have an eaves height of 2.4 metres with a ridge height of 3.5 metres.

It is considered that the new windows and doors to be inserted at ground floor and at first floor will not overlook neighbouring properties.

1) Impact on neighbouring properties

No.17, to the south, 2-storey detached house, 0.85 metres higher, at slight angle to No. 15. Footprint located a metre away from a 1.55 metre high boundary fence, with attached single storey garage at side nearest to the proposed 2 storey side extension. Flank elevation consists of a secondary kitchen window and a landing window. On the rear elevation nearest to proposals there is a kitchen window and a bathroom window. This neighbour (see letter on file) is concerned that there may be a reduction of light and sunshine into their rear garden and that the proposals would give a claustrophobic effect. However after applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that due to the orientation and difference in levels there will be minimal loss of light to the flank and rear elevation windows mentioned above, therefore the proposals are considered acceptable.

No.13, to the north, 2-storey, semi-detached neighbour, main windows at ground floor and at first floor face front and rear gardens. Extended to the rear with a single storey conservatory. Due to the orientation it is considered that the occupants of this property will not be affected by the proposals.

2) Impact on street scene 'visual impact.

The neighbour at No.17, suggested that the 2 storey pitched roof should be hipped in order to overcome any impact as discussed above. However it is considered that the roof should remain a gable as submitted, as it would match the existing semi-detached houses in the road and especially No. 5, which has a similar designed 2 storey side extension.

3) Highways

Conditional approval.

Recomendation : Approval: ☑ **Refusal:** ☐

expired 8/10/01

Application Number F/2001/4654
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	"flank walls or above" in the
			"south west elevationof the extensions"
4.	CO49	RO49	
5.	C122	R122	
			Informatives:
			NO6 within curtilage
			NO4 planning permission only (not BR approval)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/2, STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS2/3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3, EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 15 Evendons Lane Wokingham.

APPLICATION NUMBER: F/2001/4654

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 18/9/01

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2 storey semi detached house with detached garage at side/rear long rear + front gardens, both enclosed

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 13 2 storey semi detached house extended to rear with conservatory / sun room projects approx 3m. Main windows face front + rear gardens

No 17 modern 2 storey semi detached house at right angles to No 13. attached garage nearest to proposal, only first floor landing window on front elev, main windows face rear garden.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing at front on driveway with turning head

LEVELS — No 17. 0.85m higher approx

BOUNDARY TREATMENT — No 17 1.55m fence on top of 0.85m brick wall

OTHERS — Rear boundary 1.8m fence + shrubs

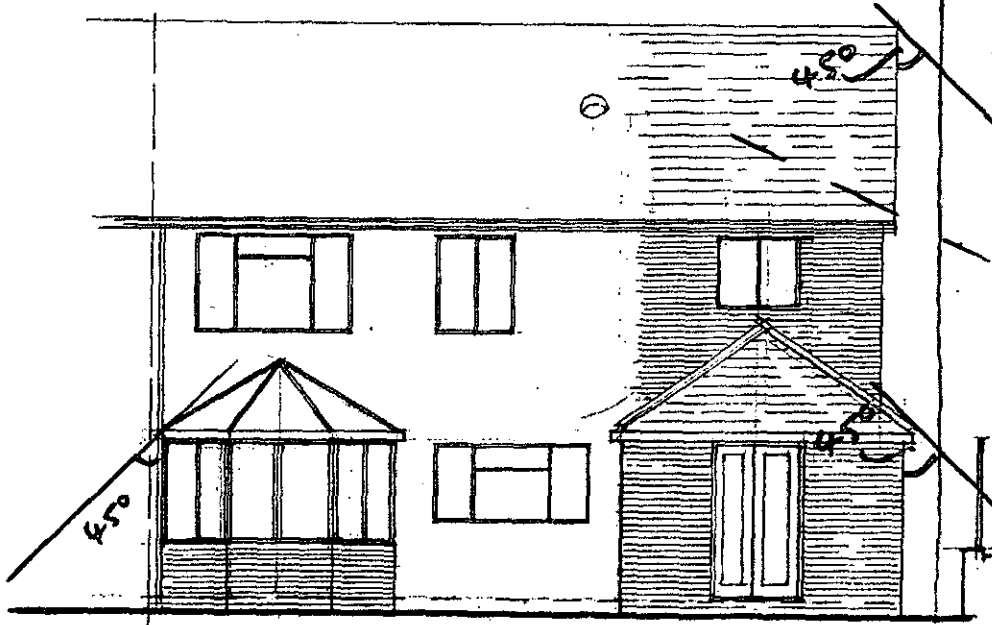
(Rear) — No 13, 1.73m high fence + shrubs etc

(Front) — No 13, approx 2.5-3m Lawson Cypress hedge

Nb No 9 Garage projects forward similar distance No 5 has a similar designed 2 storey extension.

Nb No impact on neighbours due difference in levels, + orientation.

No 15 -



REAR ELEVATION

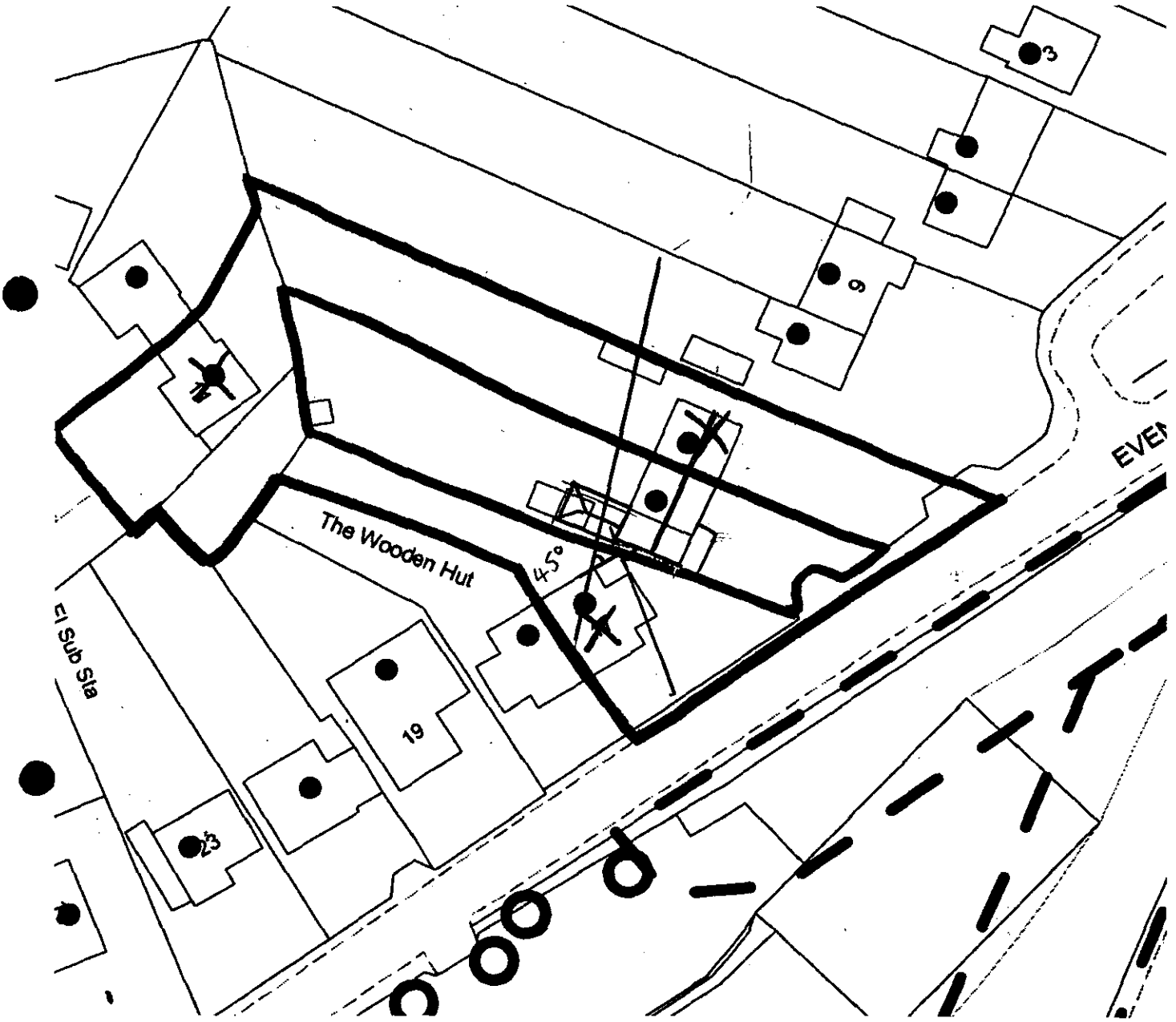
No 17

REAR ELE
(View

Site Notes

Site Notes

45° rule



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

Tel: 0118 974 6441

Date: **23 August 2001**

My ref: F/2001/4654

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/4654
15, Evendons Lane, , Wokingham.
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4654**
15, Evendons Lane, , Wokingham.
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **23 August 2001**

My ref: F/2001/4654

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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15, Evendons Lane, , Wokingham.
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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4654**
15, Evendons Lane, , Wokingham.
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **23 August 2001**

My ref: F/2001/4654

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2001/4654
15, Evendons Lane, , Wokingham.
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4654**
15, Evendons Lane, , Wokingham.
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4654
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/4654

Proposal:
Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

Location:
15, Evendons Lane, , 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 take this letter with you or quote application number F/2001/4654 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/09/2001. 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

23 August 2001

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 25 September 2001 08:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/4654
Correspondent_FullName: Mr Paul Brady & Ms Karen Harvey
Correspondent_StreetAddress: 17 Evendons Lane
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4AA
Correspondent_Telephone: 0118 9787697
Correspondent_Email: bradyp@hasbro.co.uk

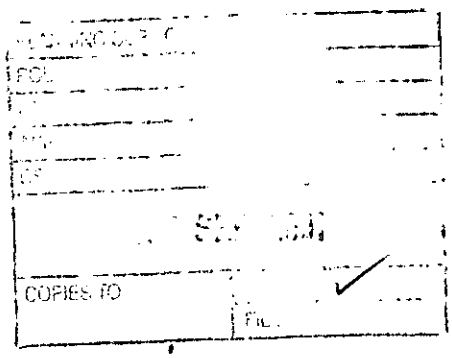
OBJ

AT

Comments:

F A O Mr Andrew Thornley
Dear Mr Thornley
We would like to make the following comments regarding the above planning application for you to consider.
At this moment there is a reasonable amount of light and sunshine that falls between numbers 15 & 17 Evendons Lane. The sunshine, which falls directly onto our garden, dries out a wet patch at the rear of the property and also assists the garden. The proposed extension to number 15 is a full extension of the whole property including the roof. We would be grateful if you would consider an alternative design of the roof to allow for the light / sunshine to at least to an extent continue to fall onto the rear of our property. An altenative to the pitched roof may well be a hip roof (I think this is the correct description) which falls towards you as opposed to the pitch being built straight up. This would result in the light still coming through, although reduced and the only change would be a reduction of loft space in the proposed extension.
The proposed extension would also be faced by two windows one kitchen and one landing and would give a claustrophobic effect as the end wall will be approximately 3 feet form our fence.
Should I have the description of the roof wrong it a roof the same as those at the front of the property.

Your sincerely
Paul Brady



PLANNING DEPT
PCL
DC
24 SEP 2001
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/4654

Proposal: Proposed two storey side and single storey rear extension to dwelling plus rear conservatory

Site Address: 15 Evendons Lane, Wokingham

Applicant: Mr Honer C/O Derek Cann ARIBA

Your observations are required in respect of this application **by 24/09/01**

At its meeting on 18 September 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 20/09/01

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 23 August 2001

Application Number: F/2001/4654

Proposal: Proposed two storey side and single storey rear extension to dwelling plus rear conservatory.

Parish: WOKINGHAM TOWN

Site Address:
15, Evendons Lane, , Wokingham.

Applicant:
Mr Honer C/O Derek Cann ARIBA.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 29/08/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 AUG 2001
Officer: AT	Application No. F/2001/4654

Map No. 83.. Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

13.AUG.2001* 4654

Description:

(F.) PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION TO DWELLING PLUS REAR CONSERVATORY

Location: 15 EVENDONS LANE

Parish: WOKINGHAM **Ward:** Evendon

T.W 23/8/01.

Applicant: MR HONER

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	Need parking layout for 3 vehicles.		
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 : 23/8/01... Parish Council Informed - YES / NO

T.W.

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre apps

NEIGHBOURS:

Site notice & see map

Recd 2.30pm 10-8-01

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

13.AUG.2001 * 4654

ref 0115
9th August 01

Dear Sir.

Proposed Two Storey Side and Single Storey Rear Extension
15 Evendons Lane Wokingham

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0115 / 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS 13.AUG.2001 4654 POST CODE	Mr M. Honer 15 Evendons Lane Wokingham RG41 4AA tel :- 0118 9792602
2	AGENT'S NAME ADDRESS POST CODE	Derek Cann ARIBA 13 Manor Road Wokingham RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	15 Evendons Lane
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 storey side and rear extension with conservatory
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick and tiles to match existing
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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

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	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr M. Honer

DATE 9th August 01

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 15 LYNDONS LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]				
- 4164		GARAGE		NP

DATE OF COMPLETION

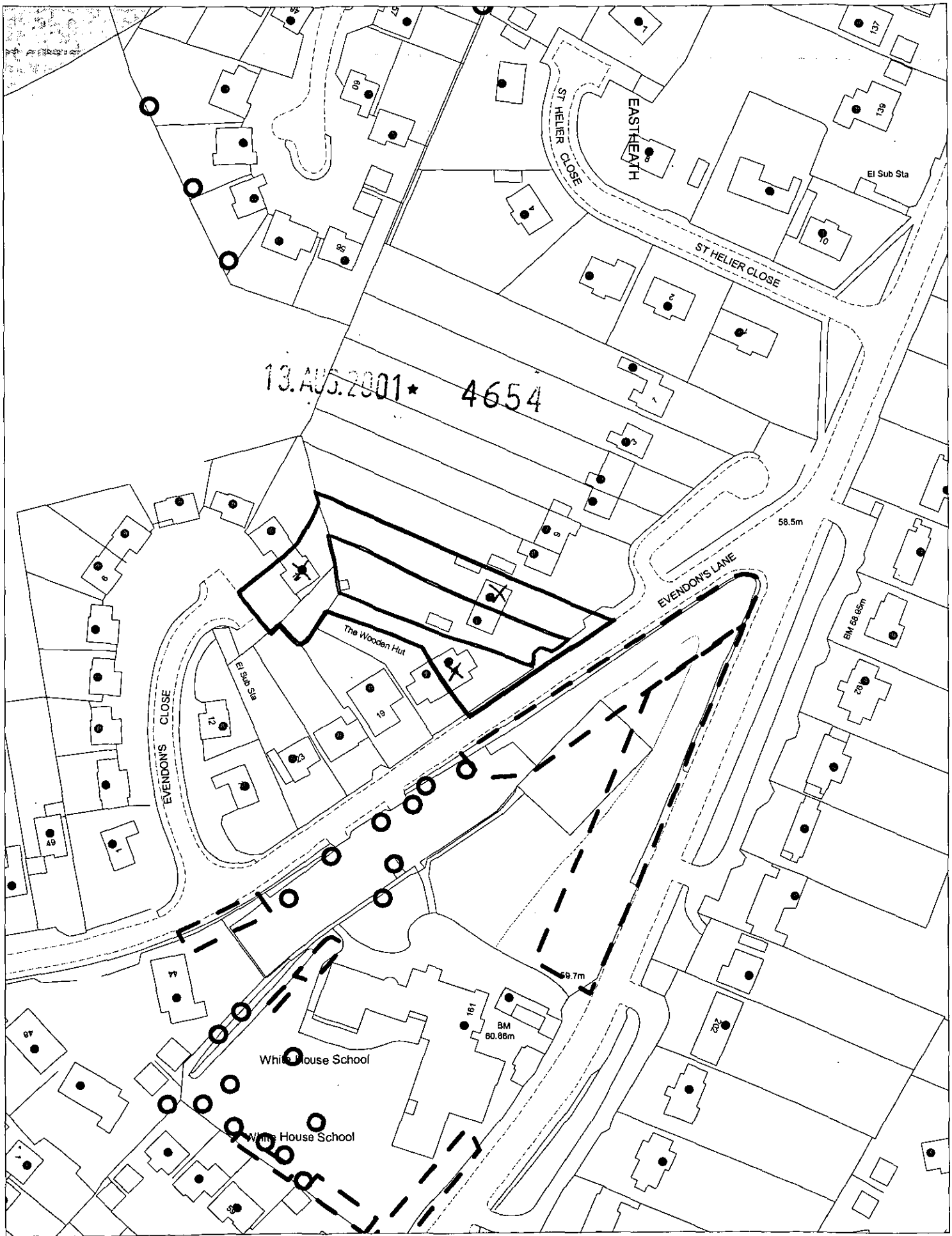
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13.AUG.2001 * 4654



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Development Control Section, Environmental Services, Wokingham District Council.

15 August 2001

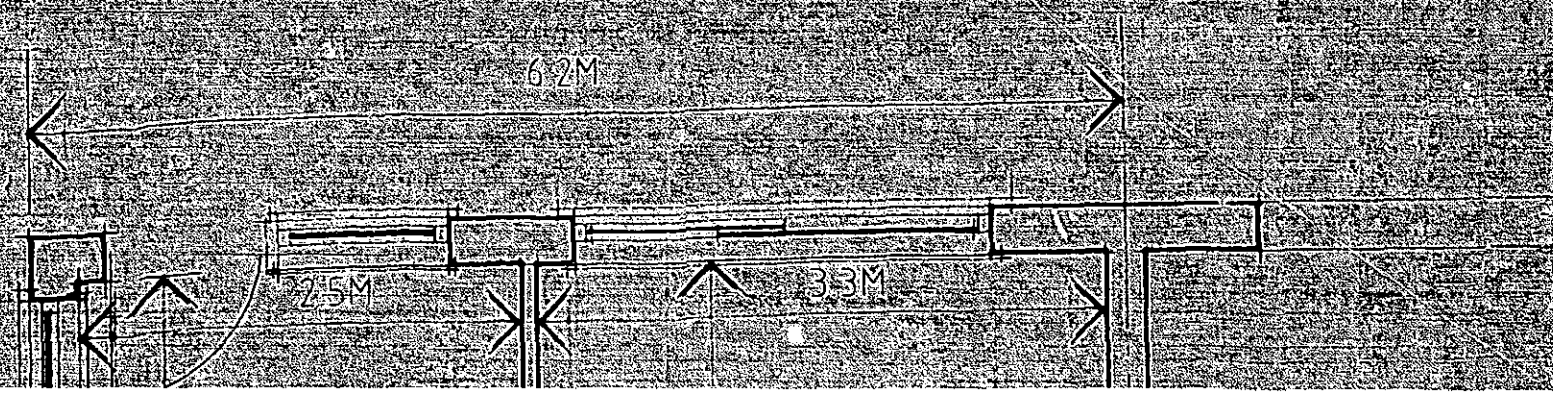
Scale: 1 : 1250

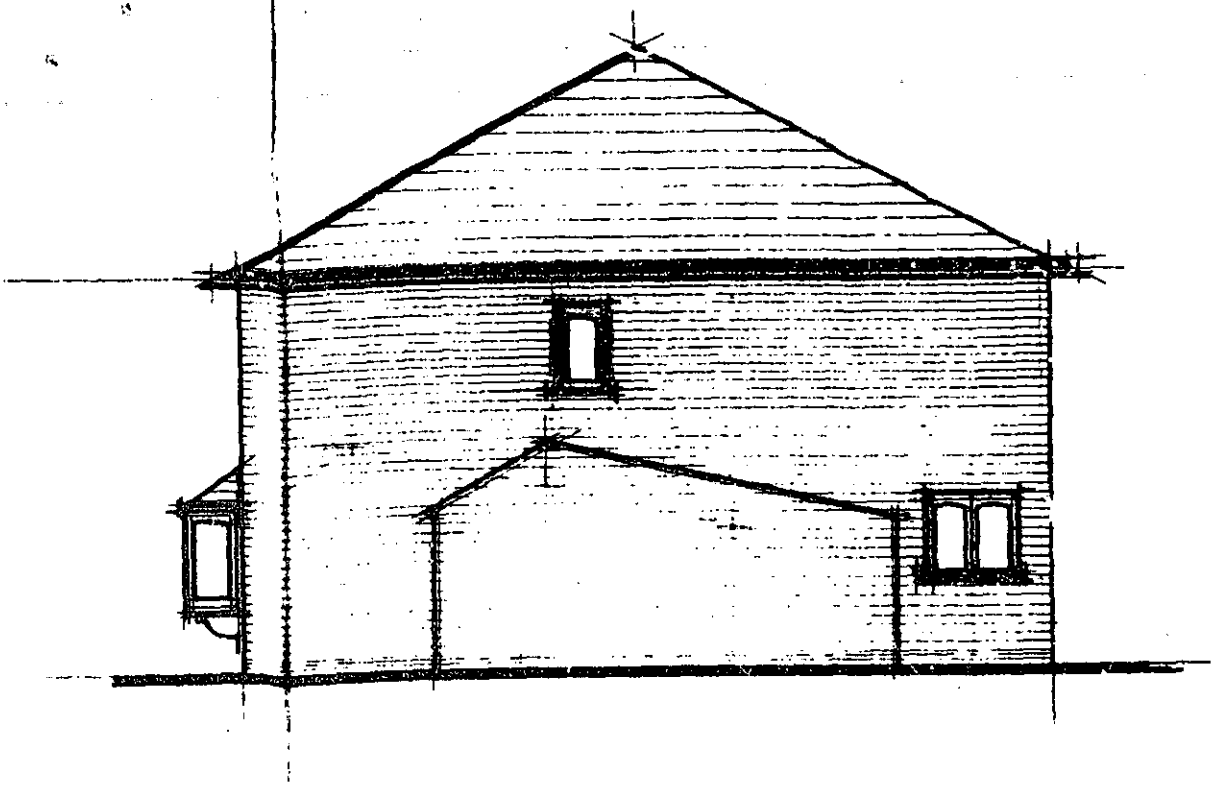
N W E S



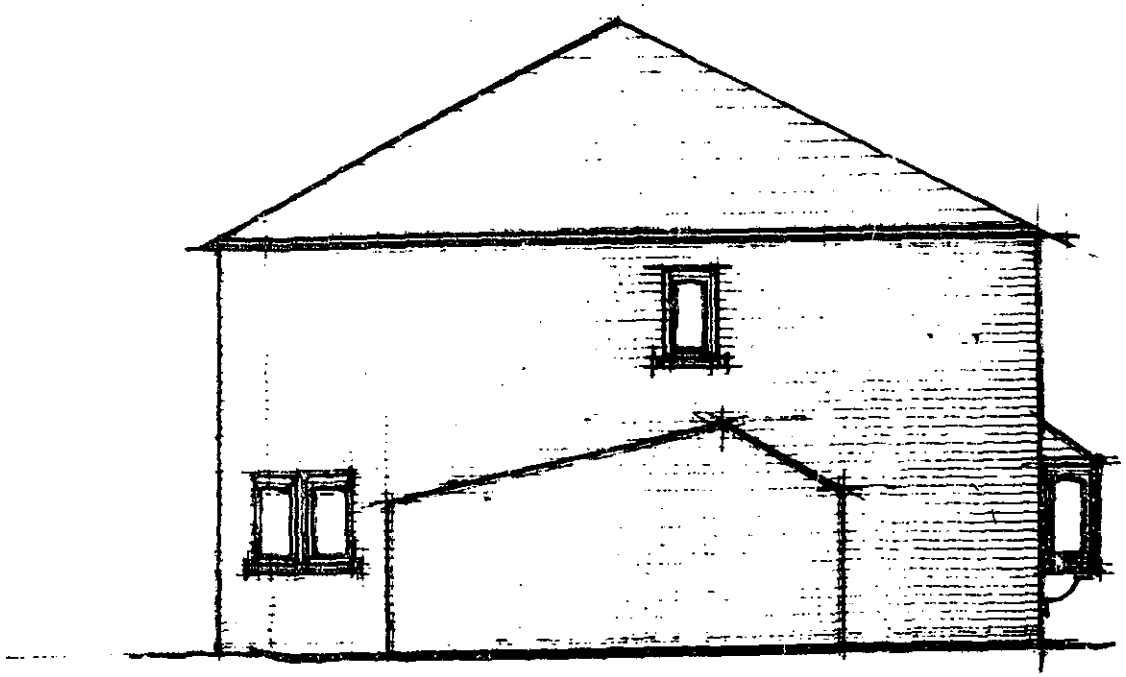
FRONT ELEVATION

(View on 'A')



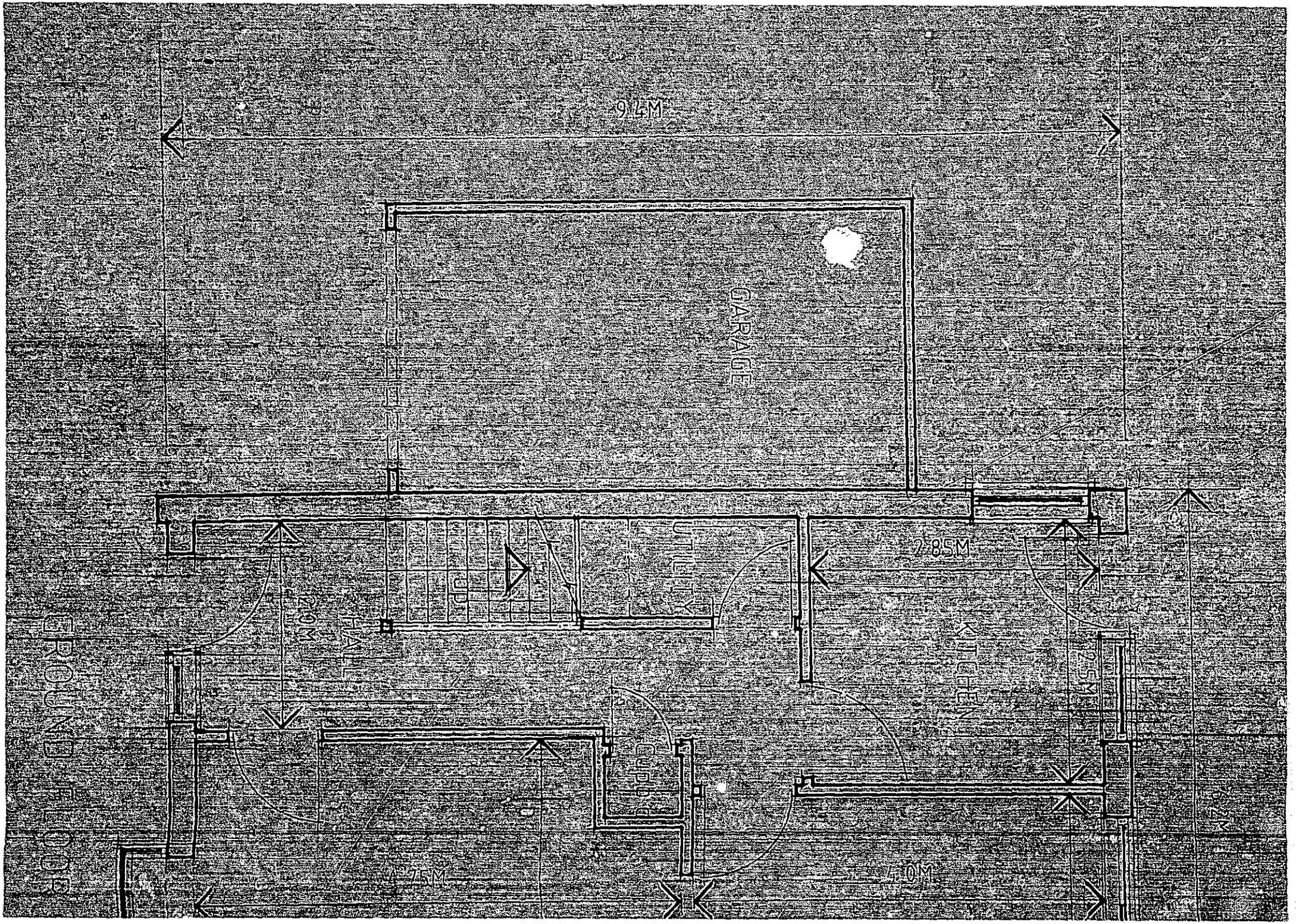


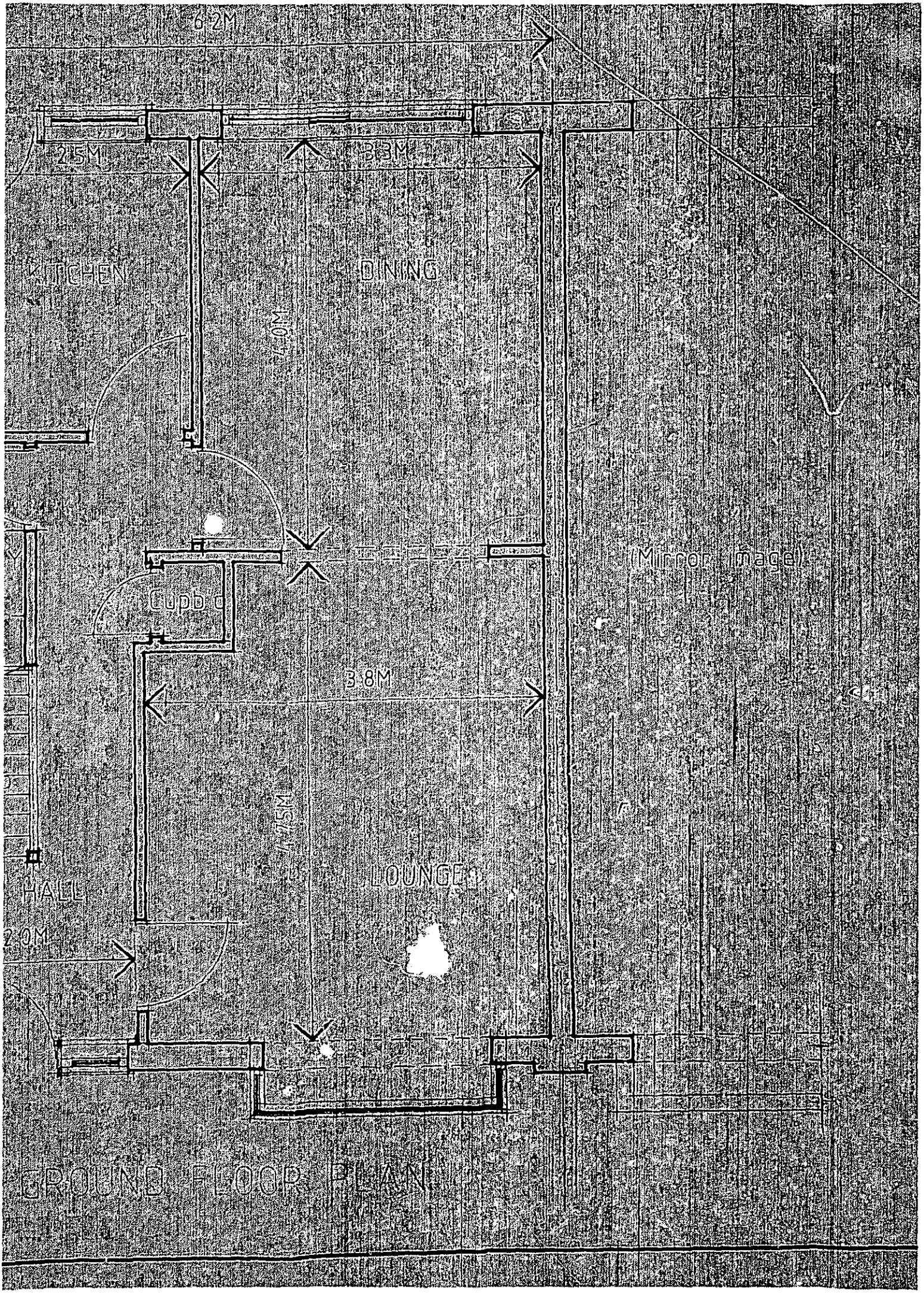
END ELEVATION



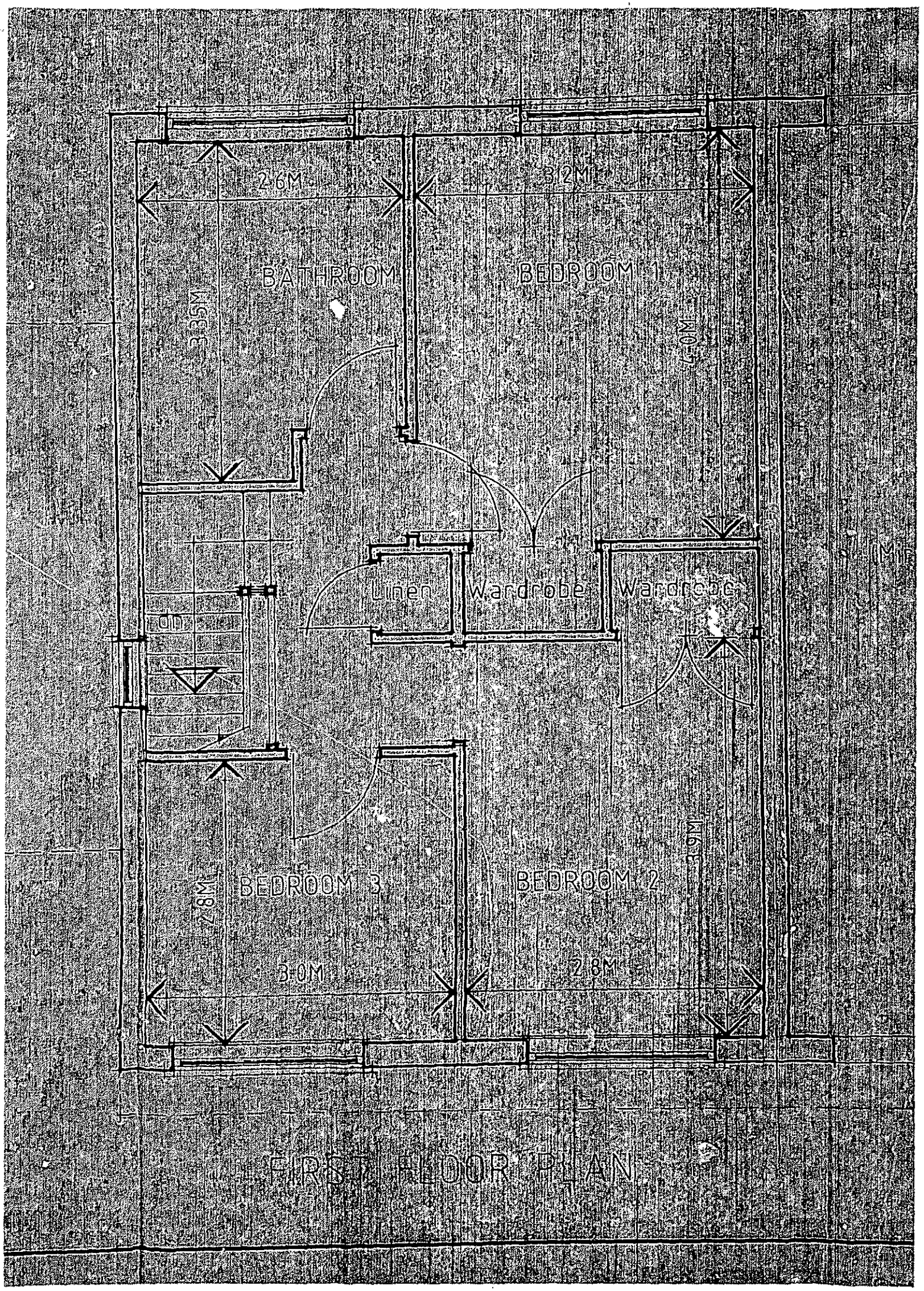
END ELEVATION

Scale 1:

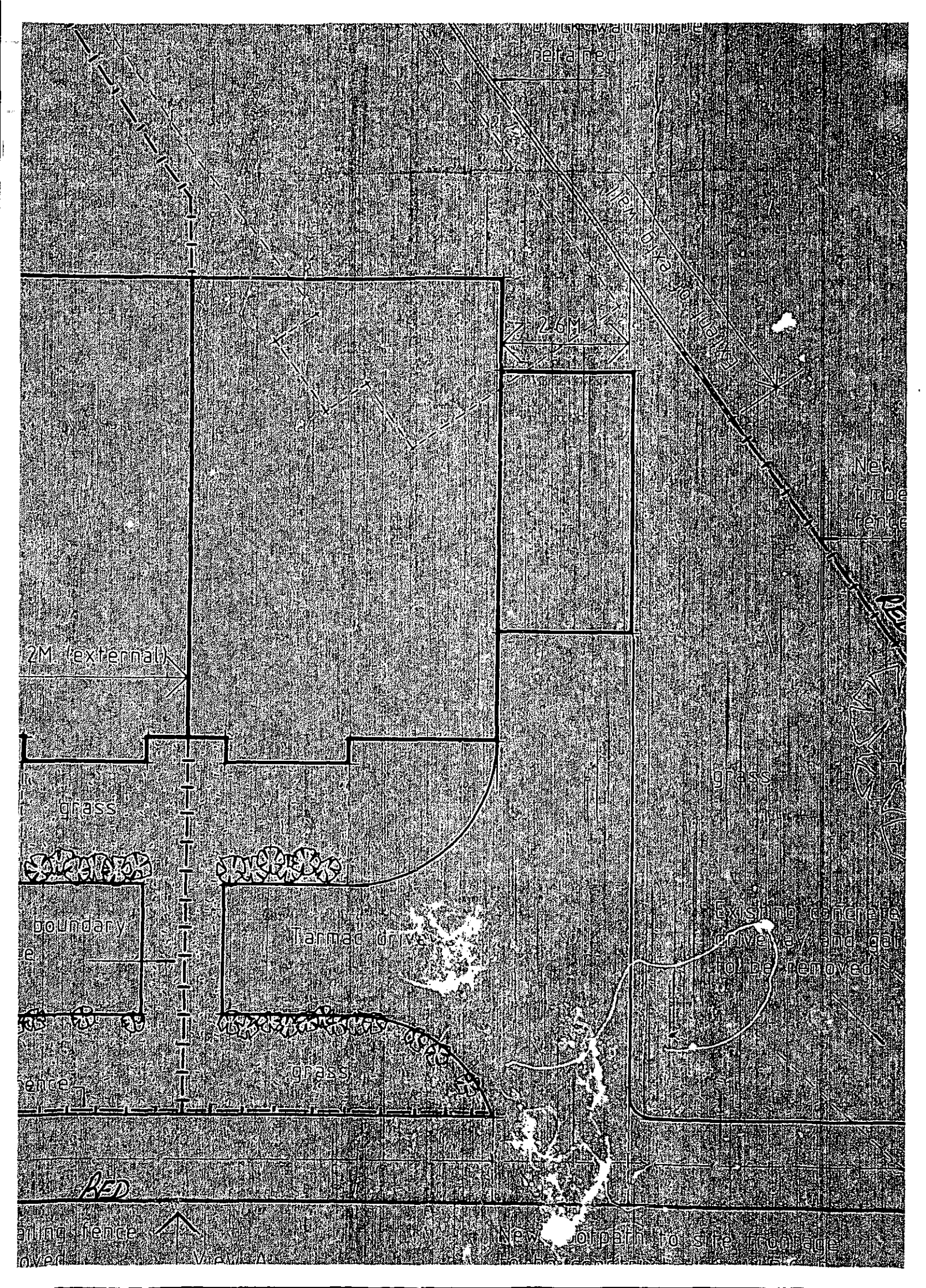

9.4M
GARAGE
2.85M
4.7M
4.0M



GROUND FLOOR PLAN



FIRST FLOOR PLAN



retained
2.6M
New
timbe
fence
2M (external)
grass
grass
boundary
Tarmac drive
Existing concrete
driveway and gat
to be removed
grass
fence
BED
ailing fence
New footpath to site frontage