APPLICATION NO:
F/2001/5231

LOCATION:
92 London Road, Wokingham.

APPLICANT:
Mr A T Harris C/O Mr K M Harris

PROPOSAL:
Proposed change of rear roof at single storey level and new fenestration.
Listy letter expires 13/12/01
EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2002

CASE OFFICER: ~~**Helen Pollock**~~
Phillip Taylor

APPROVED
No OBS 03.01.02 SV

340

DO

RAILEX
Marbleboard

EASIFILE EP7

06.NOV.2001* 5231



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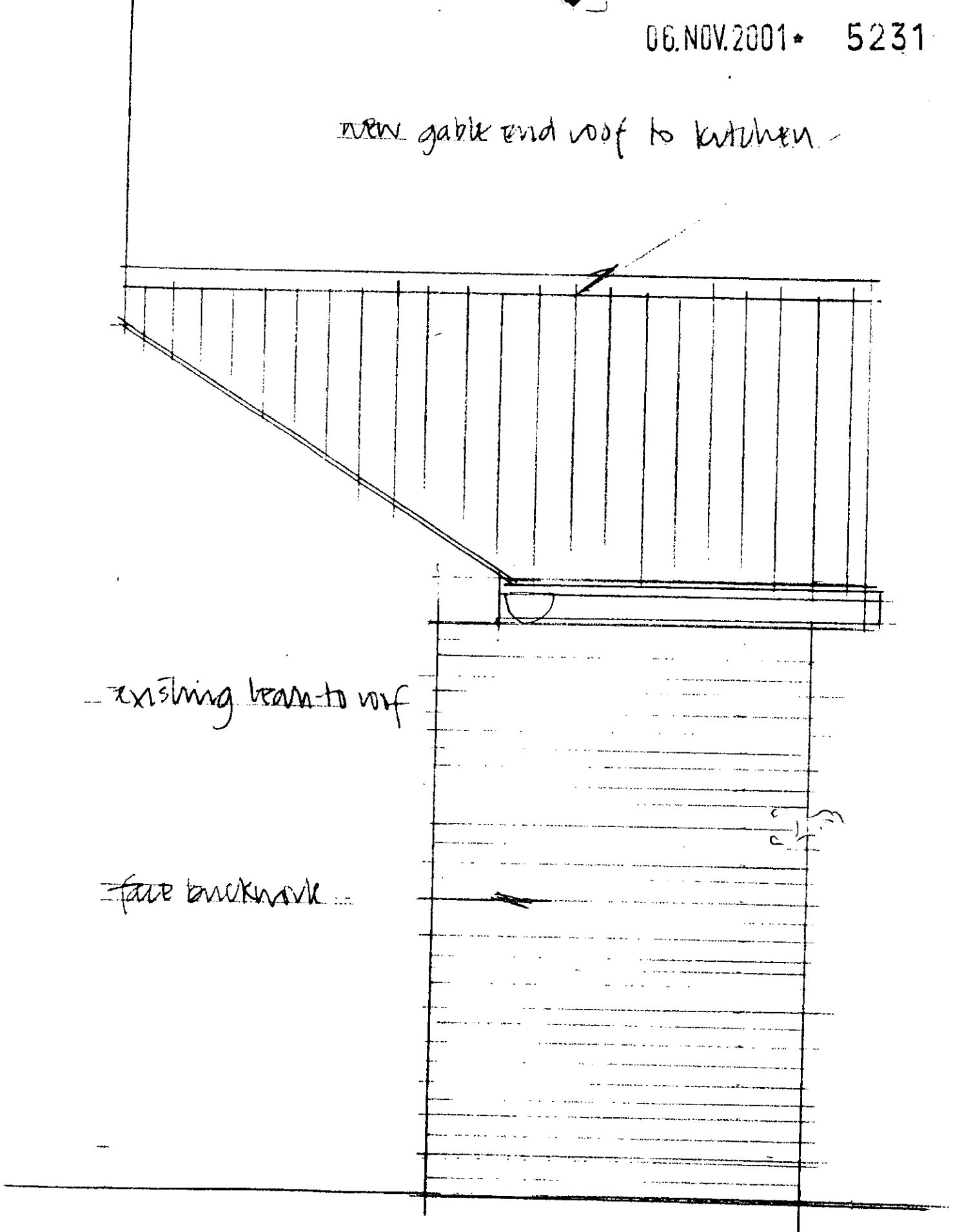
Development Control Section, Environmental Services, Wokingham District Council.
24 October 2001

Scale: 1 : 1250

N
W E
S

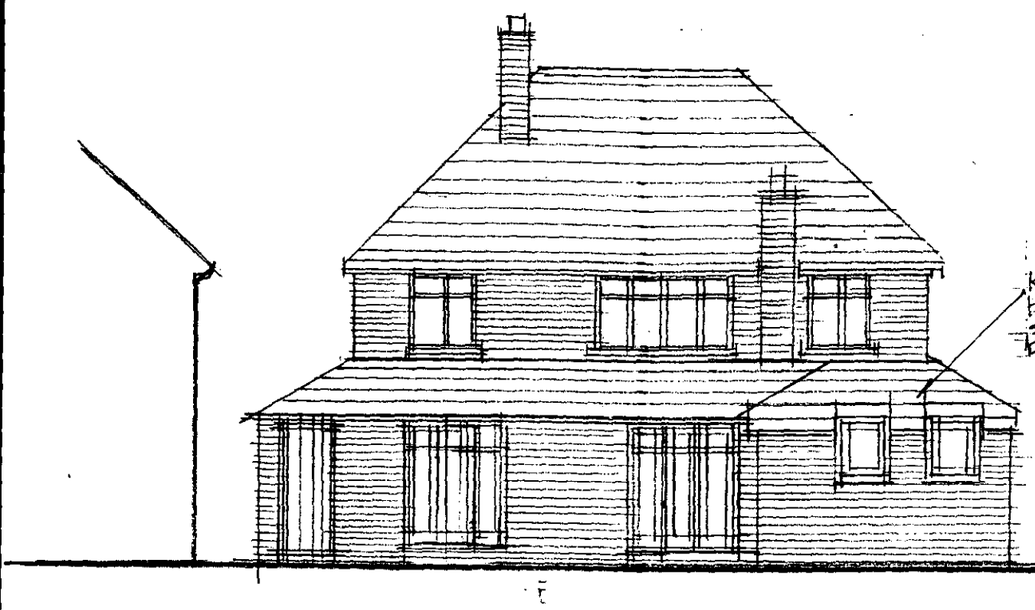
06.NOV.2001 * 5231



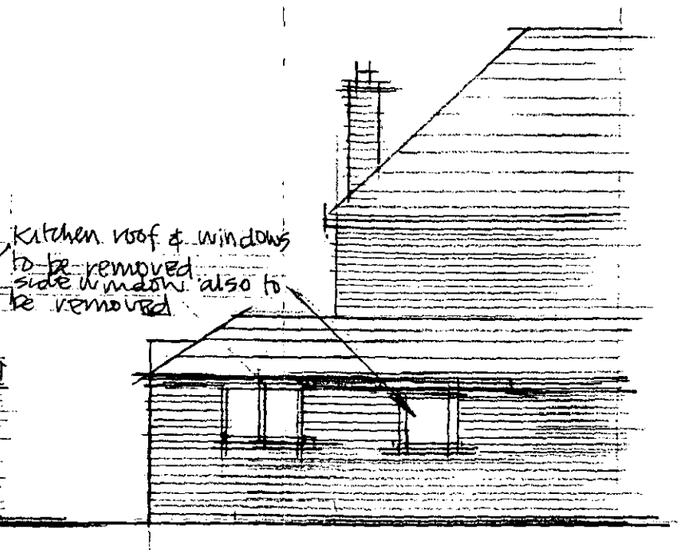
NEW KITCHEN ROOF AT 92 LONDON RD WOKINGHAM
1:20 Scale ELEV OF NEW ROOF 92.05

APPROVED

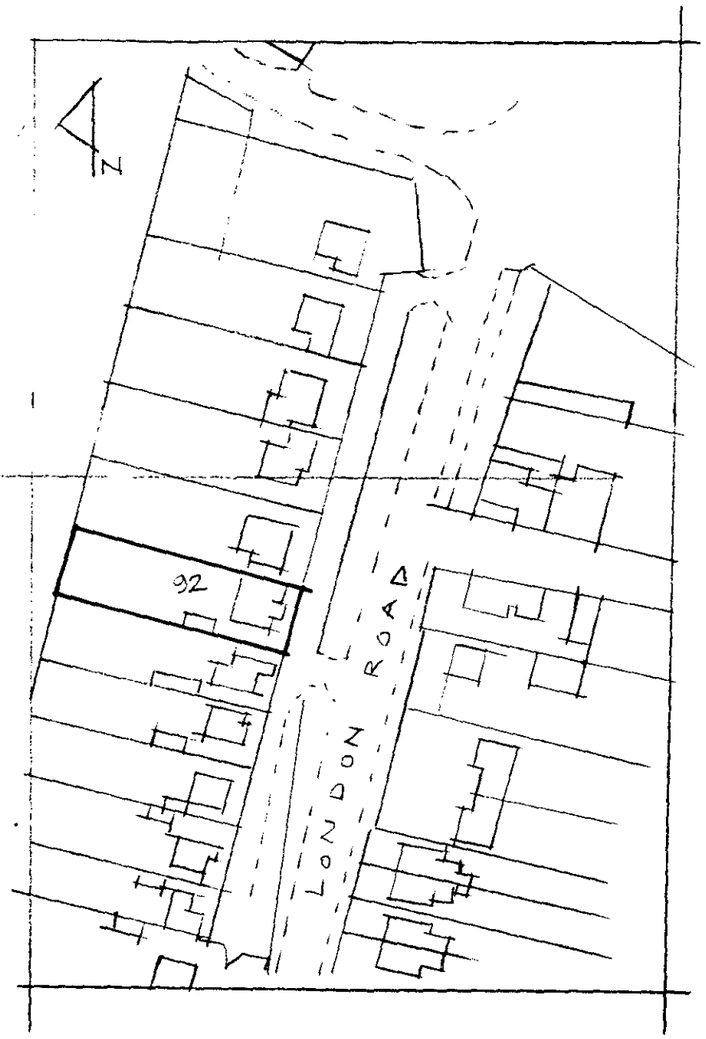
06.NOV.2001* 5231



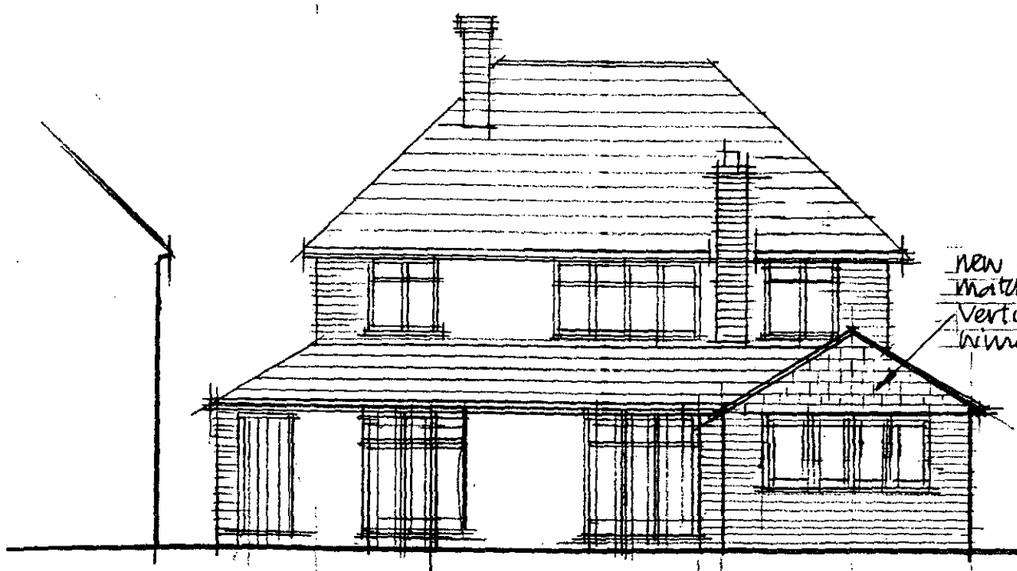
EXISTING REAR ELEVATION



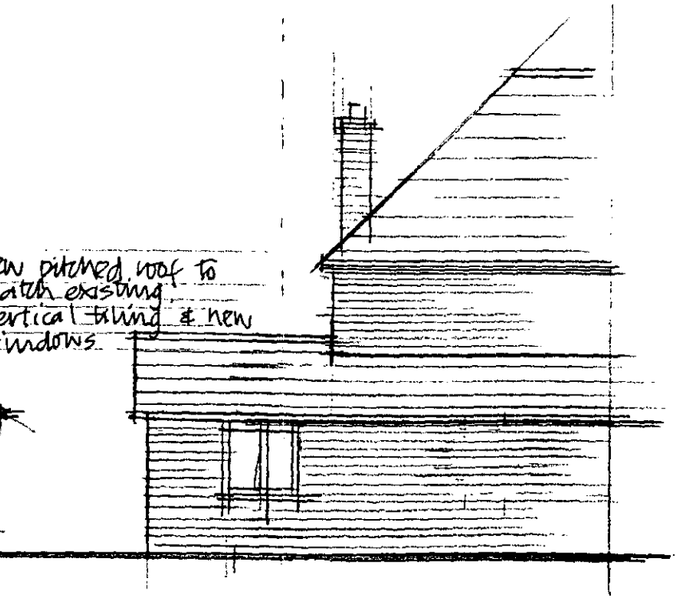
EX. SIDE ELEV.



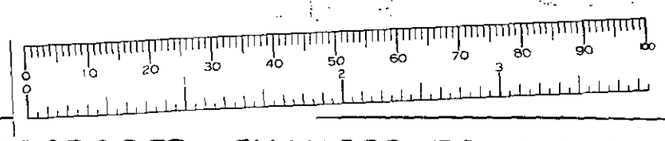
LOCATION PLAN 1:1250



PROPOSED REAR ELEVATION



PROPOSED



PLANNING SERVICES
POL
DC
ARE
E
30 OCT 2001
COPIES TO:

REV A 17.10.01 APPROVED

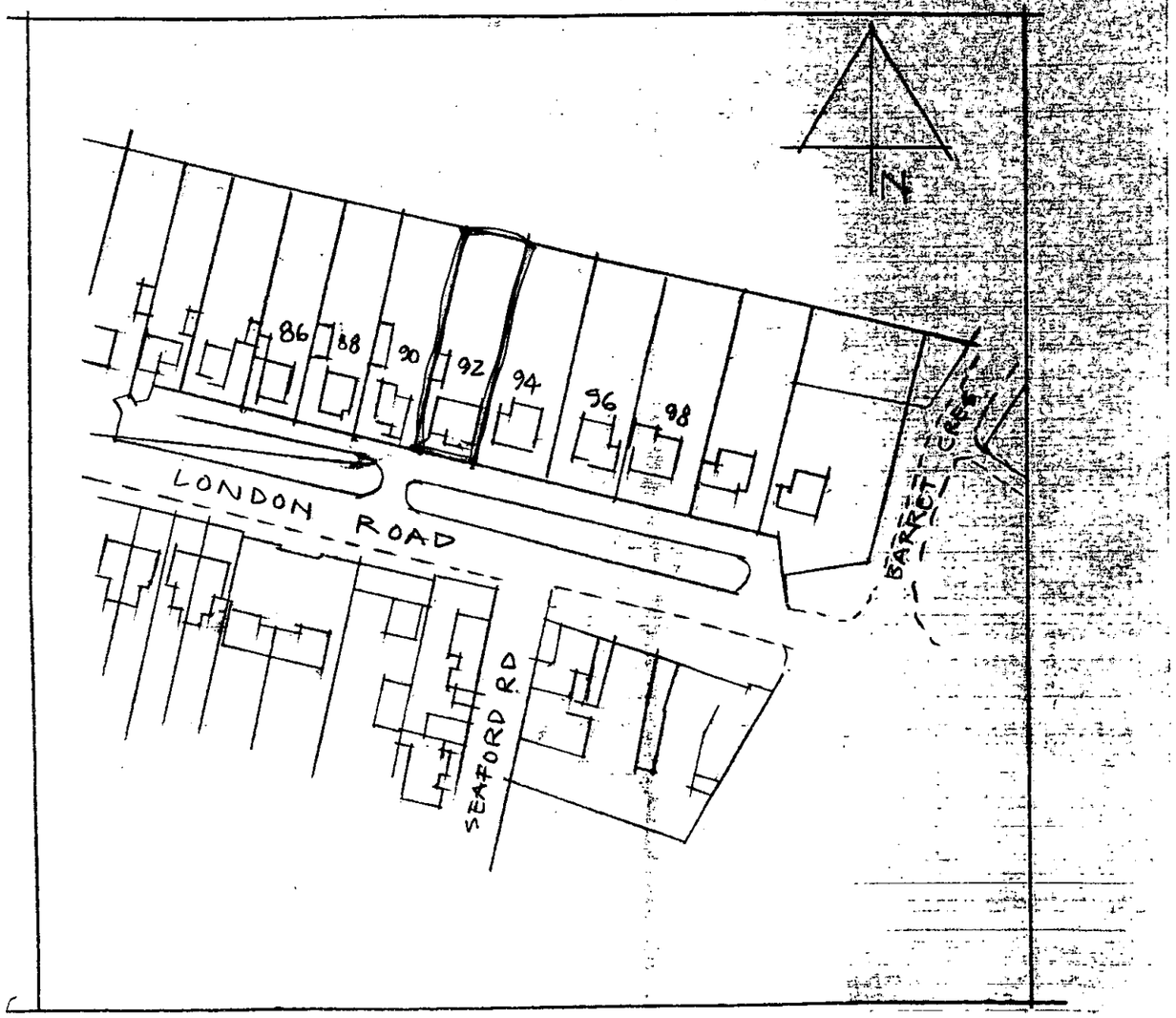
PROPOSED CHANGES TO KITCHEN AT 92 LONDON ROAD WOKINGHAM elevations scale: 1:100 dwg. 92-01 REV A

06 NOV 2002 5231

Existing Windows

kitchen

Window to be removed & bricked up



PART GROUND FLOOR - EXISTING

LOCATION PLAN 1:1250

APPROVED

1:50

92 London Road Worthing

92.02 A

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A T Harris
C/O Mr K M Harris
233 Arbury Road
Cambridge
CB4 2JJ

Application Number: F/2001/5231

Parish: **WOKINGHAM**

Location: **92, London Road, Wokingham.**

Proposal: **Proposed change of rear roof at single storey level and new fenestration.**

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. 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 EN1 and LD3.
South East Area Local Plan Policies SBE1, SBE2 and ST3/5.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

Received by Wokingham District Council

Application No: F/2001/5231

Proposal:
Proposed change of rear roof at single storey level and new fenestration.

Location:
92, 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 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/2001/5231 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5231

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/2001/5231
92, London Road, , Wokingham.
Proposed change of rear roof at single storey level and new fenestration.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5231**
92, London Road, , Wokingham.
Proposed change of rear roof at single storey level and new fenestration.
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 6480

Date: **15 November 2001**

My ref: F/2001/5231

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5231

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
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Development Control Officer

LISTING FORM

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92, London Road, , Wokingham.
Proposed change of rear roof at single storey level and new fenestration.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

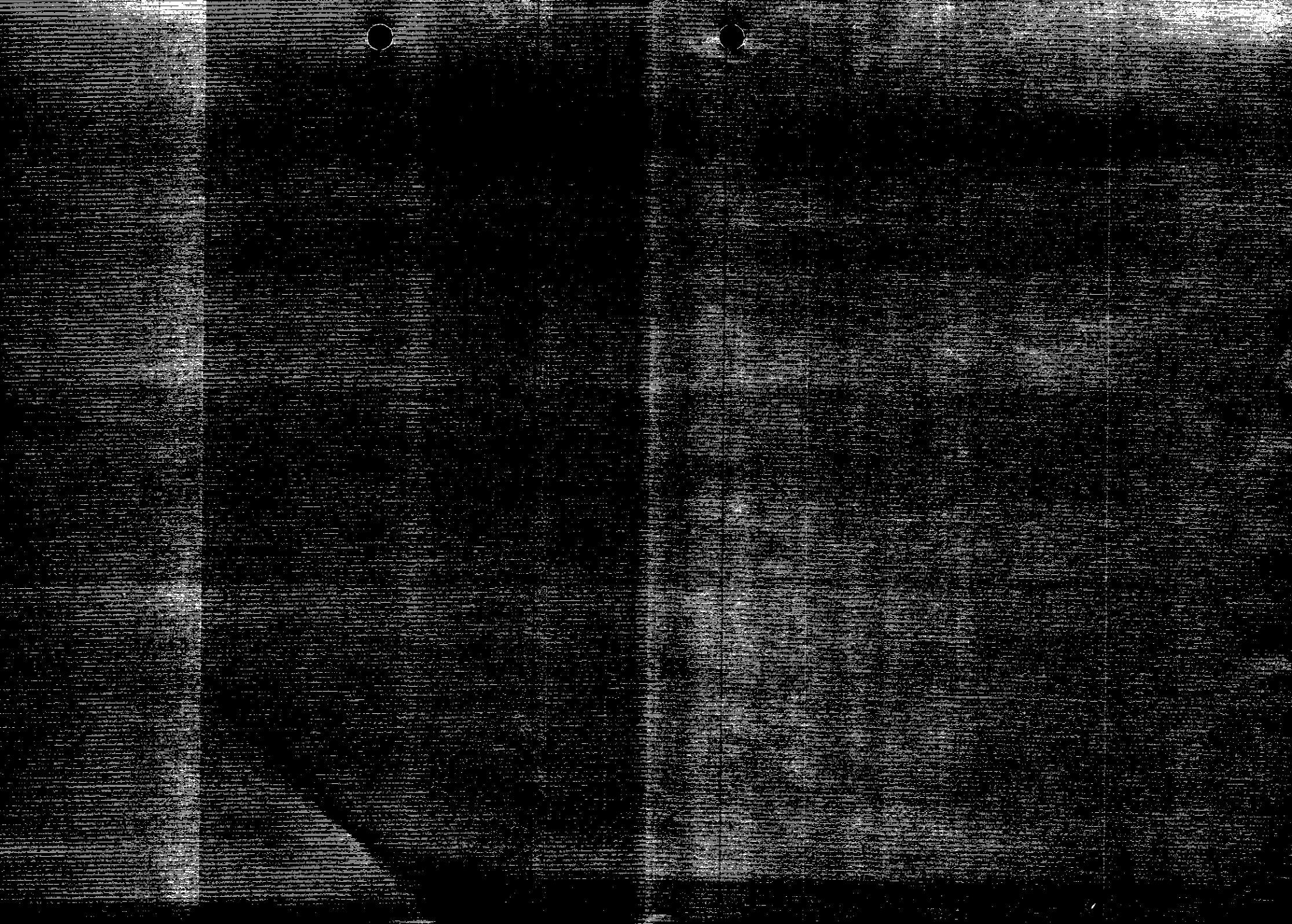
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5231, PT
BUILDING CONTROL NUMBER.	BN 2003/1518 Cosline
~~APPLICANT~~/AGENT	Mr + Mrs A T Harris
ADDRESS OF SITE	92 London Road CROWTHAM.
DESCRIPTION OF PROPOSED WORK	change of rear roof at s/s level + new fenestration

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	no plans sent from BC	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	3/3/03.	

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 : Helen Pollock

Application Number : F/2001/5231

Applicant : Mr A T Harris C/O Mr K M Harris.

Location : 92, London Road, , Wokingham.
Proposal : Proposed change of rear roof at single storey level and new fenestration.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/01

Date Registered : 06/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 01/01/2002. 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 :

Planning Issues :

1) Impact on Neighbouring Properties
2) Impact upon character of the area.

Policy Used: LBE1, LBE2
WBE1
LD3

Application Number: F/2001/5231 92. London Rd. Wokingham

Appraisal

Development

For a proposed change of roof on a single story rear kitchen extension and new fenestration.

Two storey detached dwelling located within the identified settlement of Wokingham. The current roof is hipped and the proposal is for a gabled roof with replacement of two windows with one larger window.

1. Impact upon neighbouring properties

Due to the roof being reconstructed on only a first floor level and the 3m drive between no 90, the impact of the development on the neighbouring properties would be minimal. The move from a hipped to a gable roof causes no significant overshadowing nor overbearing.

2. Impact upon the character of the area

It is considered there will be no adverse impact to the character of the area.

☑ Approval ☐ Refusal

Application Number F/2001/5231
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full permission - 5 years.
2	C014	R014	External materials to match

RECORD OF SITE VISIT

SITE ADDRESS: 92 London Road
Wokingham.

APPLICATION NUMBER: F/2001/5231

OFFICER: ~~Helen Pollock~~ Phillip Taylor

DATE OF SITE VISIT: 10/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Resi detached property

3. DESCRIPTION OF SITE/BUILDING Red brick detached, large hip white windows 1.7m hedge

4. RELATIONSHIP TO ADJOINING PROPERTIES No 90 - 1m - fence 3m to 92 wall.

No 90 - no overlap - no windows 94 4 metres -

5. SITE CONSTRAINTS n/a

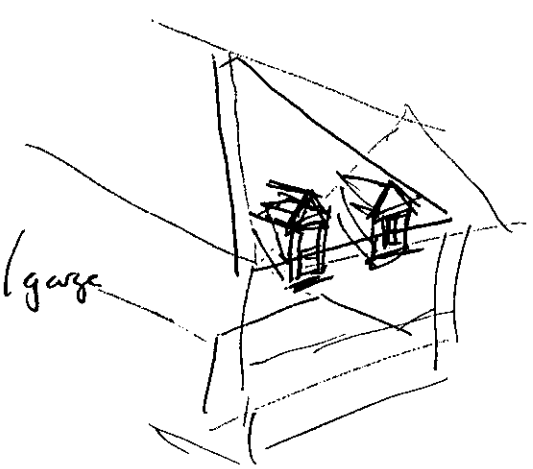
TREES n/a

ACCESS/PARKING long drive

LEVELS level

BOUNDARY TREATMENT 1.7m fence / garage

OTHERS



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 OCT 2001~~ Valid 06 NOV 2001	Map No. 15A Site 0.07
Officer: HP / Application No. F/2001/5231	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed change of rear roof ~~at~~ ar single Storey level and new fenestration.

Location: 92 London Road

Parish: Wokingham Ward: NORREYS

Applicant: Mr A.T. Harris

Fee Received 95.00 (2) 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	Red outline for site location.	✓ 26/10	✓ 6/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	New certificate needs to be completed.	✓ "	✓ 6/11
5	Elevation plans	Other side elevation.	✓ "	✓ 6/11
6	Floor plans	Scale? Proposed floor plan	✓ "	✓ 6/11
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 : 15/11..... Parish Council Informed - YES / NO

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:

.....
.....
.....

NEIGHBOURS:

S/N + see map .....
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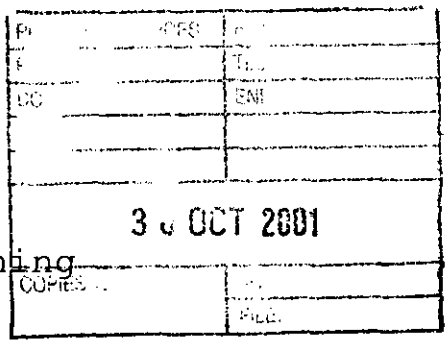
06.NOV.2001* 5231



233 Arbury Road
Cambridge
CB4 2JJ
28 October 2001

Environmental Planning
Wokingham DC
P O Box No. 155
Civic Offices
Shute End
Wokingham
Berks
RG 40 1 WW

Dear Sir/Madam,

recd 05/10/2001

Re: Planning Application - 92, London Road, Wokingham

Please find enclosed revised drawings for the proposed changes to the above property. I have amended the elevations as they were wrong.

Please find 6 copies of revised drawing no. 92.01 A

If you require further information please contact me. I await confirmation of receipt of original application and the fee sent.

Yours faithfully

K M Harris
(Agent)

06.NOV.2001 5231

233 Arbury Road
Cambridge
CB4 2JJ
03 November 2001

Environmental Planning
Wokingham DC
P O Box No. 155
Civic Offices
Shute End
Wokingham
Berks
RG 40 1 WW

Dear Sir/Madam,

Re: Planning Application - 92, London Road, Wokingham

With reference to your letter and returned documents for the above project I wish to comment as follows.

1. I have counter signed certificate A and didn't mean to delete Cert A, so it is to stand in the application.
2. I am surprised you wanted to see the other elevation of the new proposed roof, as it's appearance is self-explanatory. However,t I have drawn it and attached 6no. copies as requested as 92.05
3. Drawing no. 92.02 is now revised to A showing scale and annotation to window, which is to be removed.
4. Location plan showing site is now outlined in red.
5. You returned 6no. copies of drawing no. 92.01 as I submitted in the original application, but since then I have submitted a revised set of drawings as 92.01 A. Have you not received them ?

I have returned all documentation as revised above with original application and cheque for £95.00. Can you advise me as the time scale on getting this application processed?

If you require further information please contact me.

Yours faithfully

K M Harris
(Agent)

Environmental Services

For office use only.
Application number 06.NOV.2001 * 5231

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 A T HARRIS 92 LONDON ROAD WOKINGHAM BERKS. RG40 1YF 0118 9771629
2	Agent's Name Address and postcode Phone number	MR K M HARRIS 233 ARBURY ROAD CAMBRIDGE CB4 2JJ 01223 528169
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.	92 LONDON ROAD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	Rear roof changes & new fenestration
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.	Roof 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	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.

✓ KMAmmis 3.01.01

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: KMAmmis

on behalf of MR AT HARRIS

Date 9 OCT 01

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

① ADDRESS 92 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR9389	MRS. E. SNELLING	COVERED WAY	1.9.78	APP. N/A
BR10502	"	CARING FLOOR CLOAKS	24.7.79	APP. N/A
18739	MR I. MACMANUS	S/St SIDE & REAR EXTENSION	13.1.83	N/A C/A
BR19984	"	KITCHEN, LOUNGE & PORCH	31.1.83	APP. N/A
BR20398	"	WORKSHOP R/O GARAGE	11.4.83	APP N/A
21561	"	REPL. GARAGE: 2/St. FLT.	31.5.84	N/A REF
22138	"	Repl. gar; S.St; c/u of		
		2 ROOMS as day NURSERY	23.8.84	N/A R
22857	MR. M. HARRIS	FLT. OVER GARAGE & PLAYROOM	18.7.85	N/A CLR
BR25260			5.9.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BR8687	"	GARAGE TO REC/NEW GARAGE	9.8.90	APP
35457	"	" "	9.8.90	CLR

② ADDRESS 92 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 10557	MR & MRS. A. HARRIS	LOUNGE/PLAYROOM TO ENLARGED LOUNGE	1.7.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garden chalet. Mr Knight 25.01.01

DRAINAGE PD Enq - change of Hipped roof to gable roof on rear ki
Mr Harris ex
27.03.0

091074

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ADDRESS 92 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR9389	MRS. E. SNELLING	COVERED WAY	1.9.78	APP	N/A
BR10502	"	GRAINO FLOOR CLOAKS	24.79	APP	N/A
18739	MR T. MACMANUS	S/ST. SIDE & REAR EXTENSION	13.1.83	N/A	C/A
BR19984	"	KITCHEN, LOUNGE & PORCH	31.1.83	APP	N/A
BR20398	"	WORKSHOP P/O GARAGE	11.4.83	APP	N/A
21561	"	REPL. GARAGE; 2/ST. EXT.	31.5.84	N/A	REF
22138	"	Repl. gar; S.ST; c/u of			
		2 ROOMS as day nursery	23.8.84	N/A	R
23857	MR. A. HARRIS	EXT. OVER GARAGE & PLAYROOM	18.7.85	N/A	C/A
BR25260	"	"	5.9.85	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRH8687	"	GARAGE TO RES/NEW GARAGE	9.8.90	APP
35457	"	" "	9.8.90	C/A

② ADDRESS 92 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 10551	MR & MRS. A. HARRIS	LOUNGE/PLAYROOM	1.7.91	APP
		TO ENLARGED LOUNGE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng - Garden chalet. Mr Knight 25.01.01

DRAINAGE P.D. Eng - change of Hipped roof to gable roof on rear k[illegible] Mr Harris ex 27.03.0[illegible]

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5231**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				