APPLICATION NO:
F/2000/2428

LOCATION:
Sulby Croft Heathlands Road, Wokingham.

APPLICANT:
Mr & Mrs Oldland C/O Architectural Services

PROPOSAL:
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.

EARLIEST DATE FOR DECISION: **27/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/11/2000

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Oldland
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

Application Number: F/2000/2428

Parish: **WOKINGHAM WITHOUT**

Location: **Sulby Croft, Heathlands Road, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. The bathroom/side window in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

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:

South East Area Local Plan Policies STV2, STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/11/2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2428	EXC
BUILDING CONTROL NUMBER.	FP2000/1127	Brian
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	Sulby Croft Heatherlands Road LOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	entrance porch pitched roof to replace flat roof. new windows front + side elevation	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	00797/13	00797/13.
FLOOR PLANS	00797/12	00797/12

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/11/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

internal alts.

COMMENCED ON SITE	28/9/00.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number: F/2000/2428
Sulby Croft, Heathlands Road, Wokingham

Appraisal: The proposal is for the addition of a porch with a footprint of 8.37m^2 and a pitched roof over an existing single-storey flat roof. It is noted that there have been substantial extensions to the property. However, the extension would be very small scale, and would not contribute significantly to the cumulative scale of the property, and the mono-pitched roof would enhance its appearance without increasing the massing significantly. Therefore, in this case it is considered that the proposals would not be unacceptable in terms of policies relating to extension to properties in rural areas.

The additional windows to the front of the property and insertion of an obscure glazed window in the side would not result in a reduction in privacy to the neighbouring property due to the existing screening and distance between the two properties.

Recommendation: conditional approval

Application Number F/2000/2428
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
03	C045	R045	The bathroom/side (north) delete "It shall be fixed shut..."

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: /
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC2, WBE1
GREEN BELT LOCAL PLAN POLICIES: /
BERKSHIRE STRUCTURE PLAN POLICIES: /
MINERALS LOCAL PLAN POLICIES: /

9/11/00

RECORD OF SITE VISIT

SITE ADDRESS: Sulby Croft
Heathlands Road Wokingham.

APPLICATION NUMBER: F/2000/2428

OFFICER: Emy Circuit

DATE OF SITE VISIT: 10 October 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS rural setting, restricted views in all directions

3. DESCRIPTION OF SITE/BUILDING
two-storey, detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
separated from team hodge by well established tree screen, largely on neighbouring property

5. SITE CONSTRAINTS

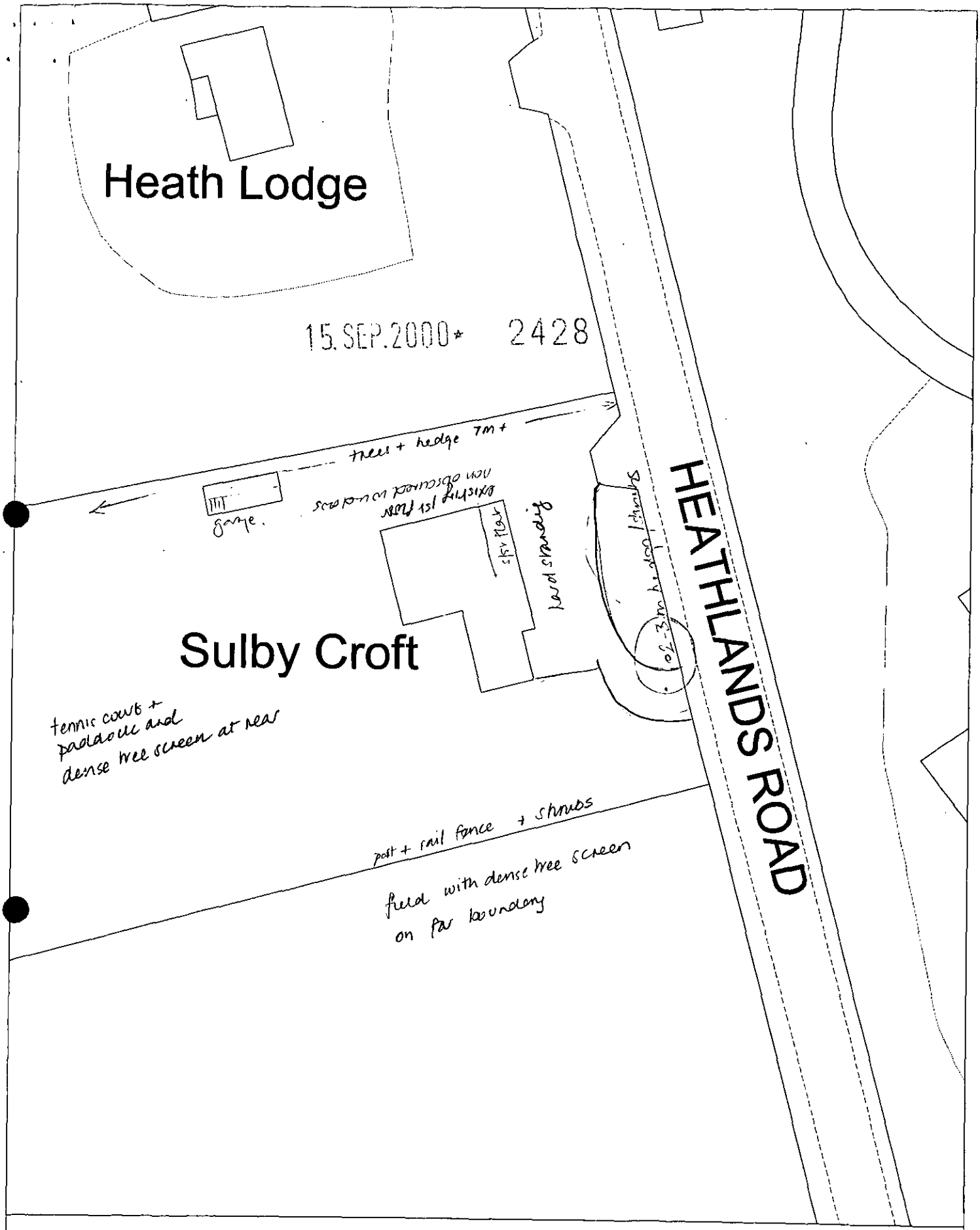
TREES along boundaries, inc one on front boundary

ACCESS/PARKING double entry drive + hardstanding at front and to side - no of bedrooms reduced from 6 to 5 due to internal alterations

LEVELS

BOUNDARY TREATMENT trees/woodland to N + E, post + rail + shrubs to S.

OTHERS



Site Plan, Scale: 1 to 500

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Date: 21 August 2000

N
W E
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Received by Wokingham District Council

Application No: F/2000/2428

Proposal:
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.

Location:
Sulby Croft, Heathlands 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/10/2000. 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 October 2000

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

Tel: (0118) 974 6479

Date: **03 October 2000**

My ref: F/2000/2428

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/2428
Sulby Croft, Heathlands Road, , Wokingham.
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2428**
Sulby Croft, Heathlands Road, , Wokingham.
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.

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

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: (0118) 974 6479

Date: **03 October 2000**

My ref: F/2000/2428

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2428**
Sulby Croft, Heathlands Road, , Wokingham.
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6479

Date: **03 October 2000**

My ref: F/2000/2428

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/2428
Sulby Croft, Heathlands Road, , Wokingham.
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2428**
Sulby Croft, Heathlands Road, , Wokingham.
Proposed single storey front extension to dwelling to form porch plus new windows in front and side elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Wokingham Without Parish Council Consultation Sheet

PLANNING SERVICE
POL
DC | ENF
APP
CS
18 OCT 2000
COPIES TO: | ACK:
FILE:

Officer Emy Circuit

No F 2000 2428

Proposal single storey front extension to dwelling to form porch plus new windows in front and side elevations.

Site Sulby Croft, Heathlands Road, Wokingham.

Comments

No objections

Signed :
Clerk to Wokingham Without Parish Council

18 October 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 SEP 2000
Officer: EXC	Application No. F/2000/2428

Map No. 100 Site 035
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH PLUS NEW WINDOWS IN FRONT & SIDE ELEVATIONS

Location: SULBY CROFT, ~~[illegible]~~ HEATHLANDS ROAD

Parish: WOKINGHAM W/OUT Ward: WOKINGHAM WITHOUT
3.10.00

Applicant: MR / MRS OLDLAND

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

Enforcement Section to be notified ☐ tick if required (5)

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 : 3.10.00 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 (BABTIE) .....
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: (Rural Area)

.....

.....

..... NO pre-apps .....

NEIGHBOURS:

..... S/N+ Heath Lodge, Heathlands Road ✓
..... St. Sebastians Primary School, Nine Mile Ride, Wokingham ✓
.....
.....
.....
.....
.....
.....
.....

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

14th September 2000

our reference: **00797/P**
your reference:

Dear Sirs,

Sulby Croft, Heathlands Road, Wokingham
Proposed porch extension and new windows

Please find enclosed a full planning application with the completed documentation and appropriate fee of £95-00.

Should you require any adjustments in order to make the proposals acceptable, please contact me at the above number.

Yours Faithfully,

15. SEP. 2000* 2428

P Shell

encs.

cc Mr & Mrs G Oldland

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 & MRS G. OLDLAND
	Address and postcode	SULBY CROFT HEATHLANDS ROAD WOKINGHAM
	15.SEP.2000* 2428	
	Phone number	
	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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.	SULBY CROFT HEATHLANDS ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED ENTRANCE PORCH & NEW WINDOWS

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.	BRICKWORK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING WHITE PVC-U WINDOWS 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: 6	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

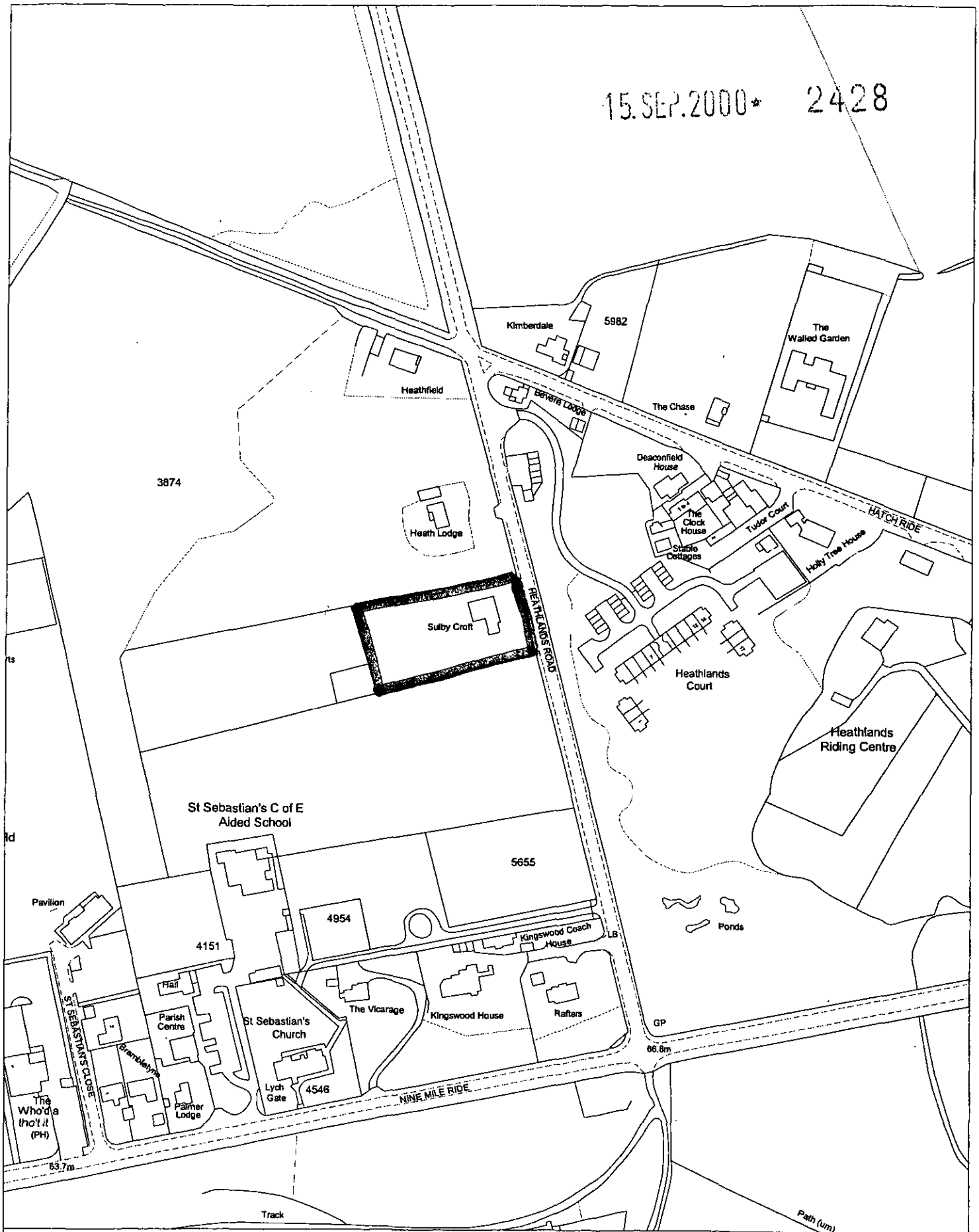
Your signature: P John

on behalf of Mr & Mrs G. OLDCANO

Date 14/9/00

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

15.SEP.2000* 2428



Site Plan, Scale: 1 to 2500

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Date: 21 August 2000

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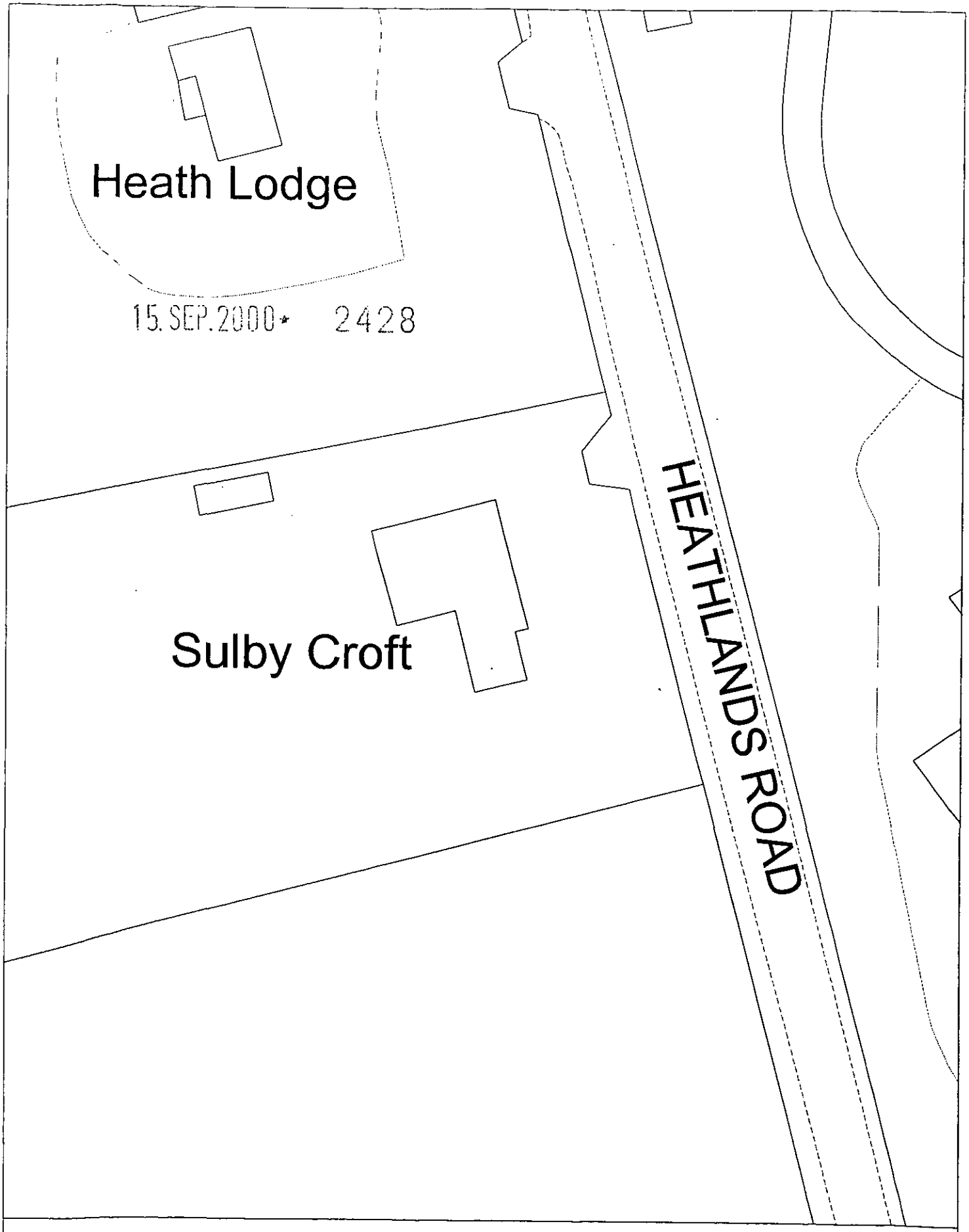

Site Plan, Scale: 1 to 500

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Date: 21 August 2000

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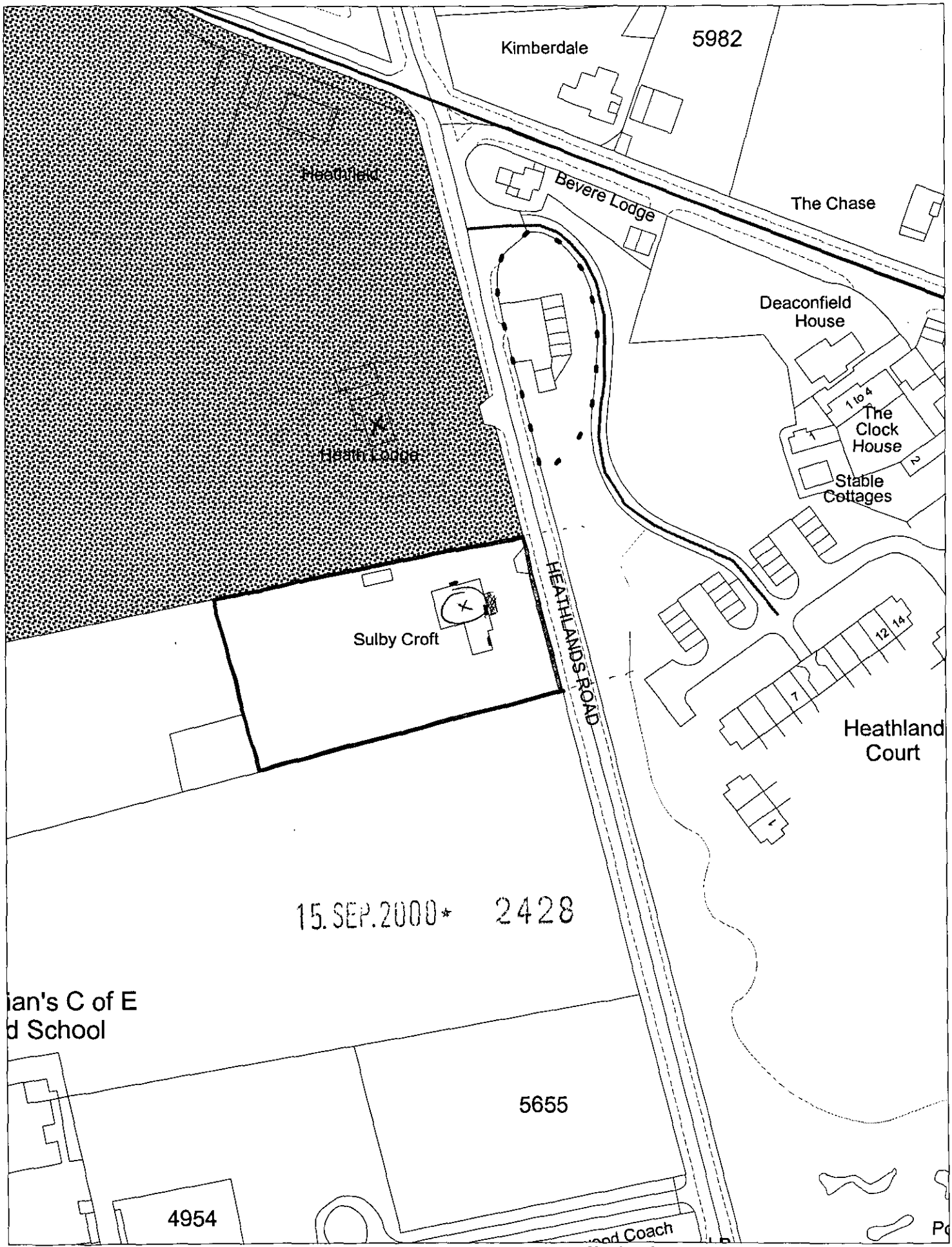

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Development Control Section, Environmental Services, Wokingham District Council.
22 September 2000 Scale: 1 : 1250