SYSTEMS LTD

APPLICATION NO:
F/2000/1758

LOCATION:
3 Macphail Close, Wokingham.

APPLICANT:
Miss J Hird

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss J Hird
3 Macphail Close
Wokingham
Berkshire
RG40 5YH

Application Number: F/2000/1758

Parish: **WOKINGHAM**

Location: **3, Macphail Close, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The lower cill height of the first floor bathroom window in the side (north east) elevation of the dwelling shall be at least 1.8 metres above the internal floor level.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Informative
The applicant is reminded that this permission 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.

John Mitchell
Development Control Manager
Date: 28/07/2000

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	1758,	EXC
BUILDING CONTROL NUMBER.	FP2000/0750	Howard
APPLICANT/~~AGENT~~	Miss J. Hird	
ADDRESS OF SITE	3. Macphail Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec-d 14/6/00	rec-d 15/6/00
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/8/00	

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	

Application Number F/2000/1758
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	–	SR24	The lower cill height of the first-floor bathroom window ~~of the~~ in the side (north-east) elevation of the dwelling shall be at least 1·8 metres above the internal floor level.
	IN04		

John Reuben
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 3 Macphail Close
Wokingham.

APPLICATION NUMBER: F/2000/1758

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 July 2000.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

2-storey semi with detached (semi-detached) garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

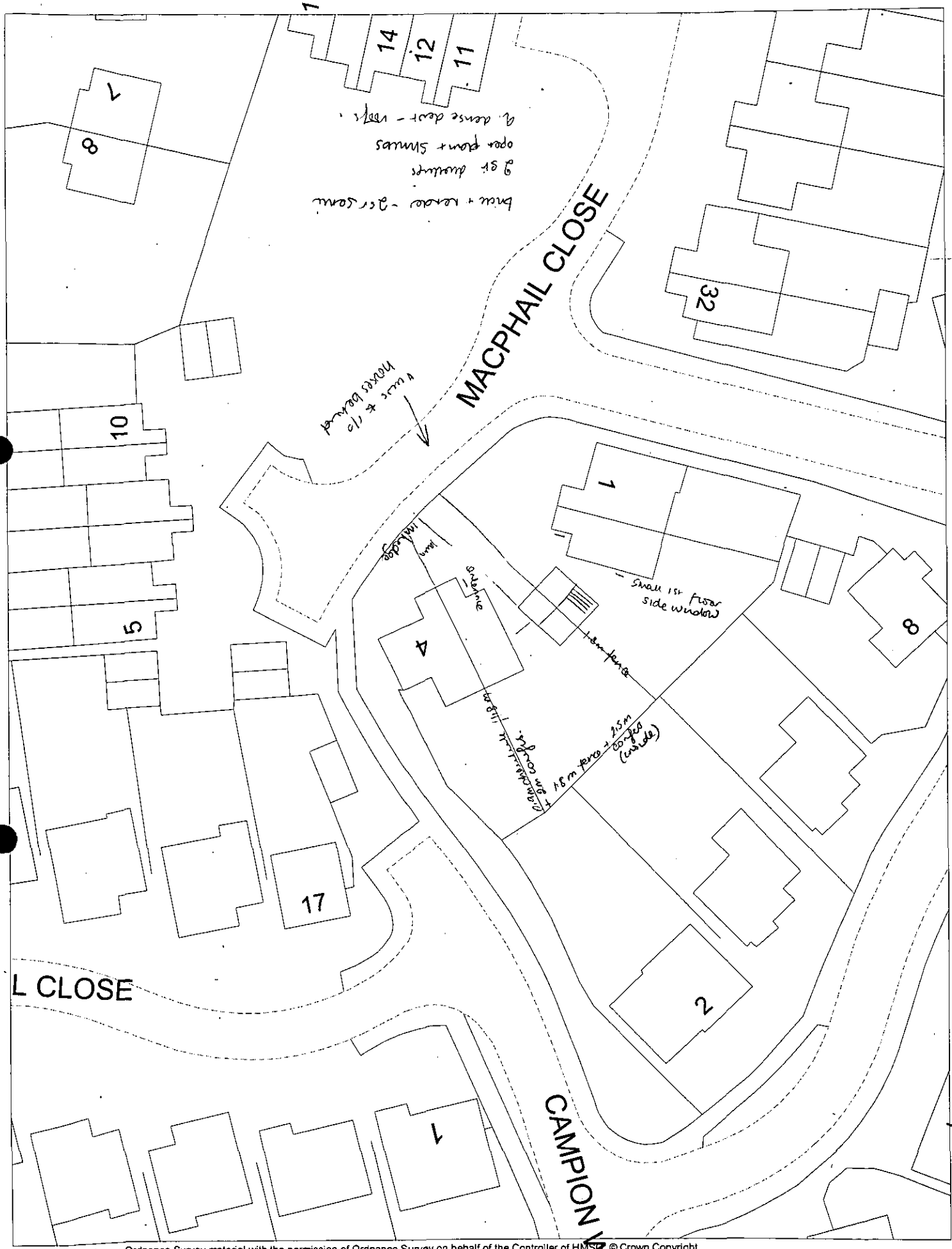
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT rear garden enclosed by hedge + 1.8m fences

OTHERS


MACPHAIL CLOSE
CAMPION WAY
L CLOSE
14
12
11
32
10
5
17
4
8
2
1
7
8
1
1
1

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1758

Applicant : Miss J Hird .

Location : 3, Macphail Close, , Wokingham.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4 July 2000

Date Registered : 15/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 10/08/2000. 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 :

Wokingham TC - should be rear access & garden from garage.

Planning Issues :

Identified Settlement
Neighbours | street scene

Application Number: F/2000/1758

Appraisal :

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

Application Number: F/2000/1758
3 Macphail Close, Wokingham

Appraisal: The proposal is for a single-storey extension linking the dwelling to the existing detached garage. The house and garage are not parallel so the extension would be wider at the rear - 4 metres compared to 2.4 meters at the front. It would be set in from the front and rear of the house and garage and the roof would be pitched with a 0.6 metre lower ridge line than the garage. Hence, the extension would be in keeping with the design of the property and character of the area without being prominent. The extension would be separated from the neighbours on either side by the existing structures and would be 14 metres from the front of the site and 12 metres from the rear boundary, so there would be no detrimental impact on the amenities of neighbours.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1758

Proposal:
Proposed single storey side extension to dwelling

Location:
3, Macphail Close, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6479

Date: **23 June 2000**

My ref: F/2000/1758

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1758
3, Macphail Close, , Wokingham.
Proposed single 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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1758**
3, Macphail Close, , Wokingham.
Proposed single 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 Robertson

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

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

Tel: (0118) 974 6479

Date: **23 June 2000**

My ref: F/2000/1758

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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Development Control Manager

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Signed: _____ Date: _____
Councillor Edwards

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Tel: (0118) 974 6479

Date: **23 June 2000**

My ref: F/2000/1758

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1758**
3, Macphail Close, , Wokingham.
Proposed single 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 Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JUN 2000	
Officer: CYC	Application No. F/2000/1758

Map No. 69 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 3 MACPHAIL CLOSE

Parish: WOKINGHAM Ward: Norreys
23.6.2000

Applicant: MISS J HIRD

Fee Received 95-00 (8) 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 : 23:6:2000 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:

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

NEIGHBOURS:

.....SN + 2+4 MACPHAIL CLOSE.....
.....
.....2,4+6 PAYLEY DRIVE.....
.....
.....
.....
.....
.....
.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

~~PLANNING SERVICES~~	RPT 3199
POL	TLS
DC	ENF
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Emy Circuit

Application Number: F/2000/1758

Proposal: Proposed single storey side extension to dwelling

Site Address: 3 Macphail Close, Wokingham.

Applicant: Miss J Hird

Your observations are required in respect of this application by **17/07/2000**

Comment – there should be a rear access to garden through the garage.

SIGNED: _____ **DATE:** 17/07/00

CLERK TO Wokingham Town Council

Environmental Services

For office use only.
Application number: .N.2000* 1758

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	MISS JANET HIRD 3 MACPHAIL CLOSE WOKINGHAM BERKS RG40 5YH 0118 - 9770030
	Agent's Name Address and postcode Phone number	
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.	3 MACPHAIL CLOSE WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE ADDITION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED / BROWN BRICKWORK BROWN ROOF TILING ALL 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: 2	Proposed: 2
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

Date 14.6.00

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

ADDRESS 3/4 McPHAIL CLOSE PARISH WOKINGHAM

PLOT No. 58/59 ORD. SHEET No. SU 8269 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	O/L.	25.4.85	Ref
31261	"	RES. DEV.	1.9.88	C/A
34819	"	S/DET. HOUSES & GARAGES	18.1.90	C/A

DATE OF COMPLETION

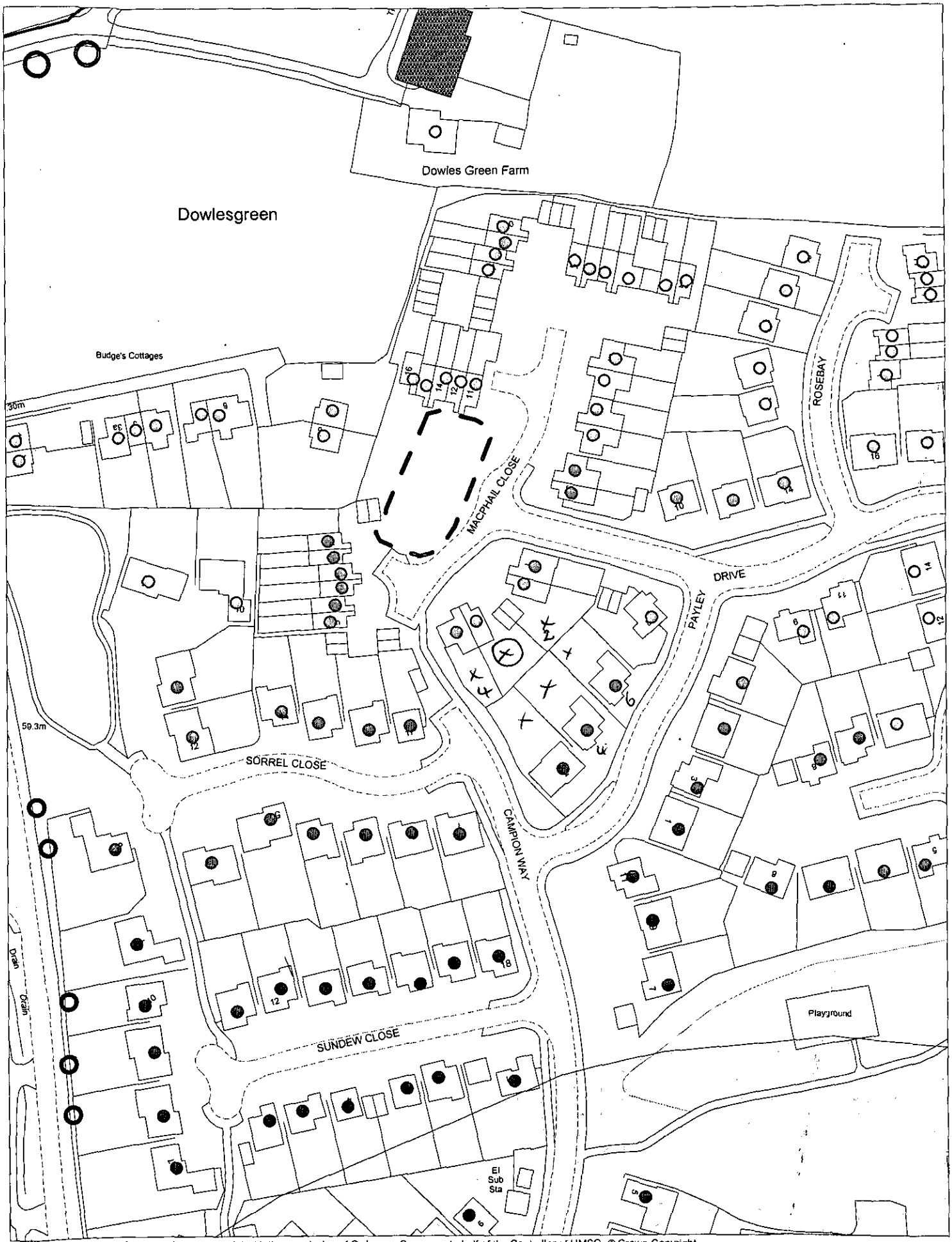
MINISTRY DECISION 23078 - APPEAL GRANTED - 21.7.87

SPECIAL ORDERS

DRAINAGE

091074

15.JUN.2000* 1758



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

N
W E
S

15.JUN.2000* 1758