APPLICATION NO:
F/2000/1861

LOCATION:
7 Pigott Road, Wokingham.

APPLICANT:
Mr G Robinson

PROPOSAL:
Proposed pitched roofs to existing front and rear extensions.

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Robinson
7 Pigott Road
Wokingham
Berkshire
RG401PZ

Application Number: F/2000/1861

Parish: **WOKINGHAM**

Location: ***7, Pigott Road, Wokingham.***

Proposal: **Proposed pitched roofs to existing front and rear extensions.**

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.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

Received by Wokingham District Council

Application No: F/2000/1861

Proposal:
Proposed pitched roofs to existing front and rear extensions.

Location:
7, Pigott 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

Tel. 0118 9746429 (Direct Line)

Date 27/6/00

Your ref.

30. JUN. 2000 ☆ 1861

My ref.

• Mr Robinson
7 Piggott Rd
Wokingham
RG40 1PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. main position of ~~roofs~~ on block plan highlight in red.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: No Scale on ☑
plans - if not to Scale - all measurements required ie how high from ground level etc.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* a drawing showing as existing. + other side elevations.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1861

Applicant : Mr G Robinson .

Location : 7, Pigott Road, , Wokingham.
Proposal : Proposed pitched roofs to existing front and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25/07/00

Date Registered : 30/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 25/08/2000. 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 Town Council: No Objection
Neighbours: None received.

Planning Issues : (identified settlement)

1) Impact to neighbours
2) Impact to streetscene.

02/08/2000

Application Number: F/2000/1861

Appraisal:

1) Impact on neighbouring properties

The proposal is for hipped pitched roofs to existing front and rear single storey flat roof extensions. To a 2 storey, extended, semi detached house.

The hipped pitched roof to the existing front and rear extensions will give an eaves height of 2.5 metres and a ridge height of 3.4 metres. The front extension is 6.2 metres wide and projects forward by 1.05 metres, where as the rear extension is 3.10 metres wide and projects to the rear by 0.8 metres.

Due to the position and distance away the pitched roofs, will not be overbearing or cause overshadowing to any of its neighbours.

2) Impact on street scene /visual impact.

Materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

Application Number F/2000/1861
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Mitchell
7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 7 Pigott Road
Wokingham.

APPLICATION NUMBER: F/2000/1861

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/07/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post in garden

2. DESCRIPTION OF SURROUNDINGS Quiet through road, 1960's residential estate, semi detached 2 storey houses in integral garages + open plan front gdns

3. DESCRIPTION OF SITE/BUILDING Extended + modernised 2 storey semi-detached house. Integral garage open plan front garden + enclosed rear garden. Sandy coloured brick, dk brown hung tiles at first floor white UPVC windows, doors, fascias + guttering. dk brown tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site plan, corner plot.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front + plus garage side pedestrian access to rear.

LEVELS — No change

BOUNDARY TREATMENT — No. 5 1.8m high fence

OTHERS — No. 2 Blake Close dense high hedge + shrubs. only
— side fence along Blake Close 1.8m high.
— open plan at front.

N/h No impact on streetscene / neighbours, (improvement to the houses)

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

Tel: 0118 974 6441

Date: **05 July 2000**

My ref: F/2000/1861

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/2000/1861
7, Pigott Road, , Wokingham.
Proposed pitched roofs to existing front and rear extensions.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2000/1861**
7, Pigott Road, , Wokingham.
Proposed pitched roofs to existing front and rear extensions.
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 6441

Date: **05 July 2000**

My ref: F/2000/1861

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
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1861**
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Proposed pitched roofs to existing front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6441

Date: **05 July 2000**

My ref: F/2000/1861

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
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1861**
7, Pigott Road, , Wokingham.
Proposed pitched roofs to existing front and rear extensions.
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

Valid

Start date: 16 JUN 2000 30 JUN 2000	Map No. 69 Site 0.05
Officer: AT Application No. F|2000|1861	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

30.JUN.2000* 1861

Description:
(F) PROPOSED PITCHED ROOFS TO EXISTING FRONT & REAR EXTENSIONS

Location: 7 PIGOTT ROAD

Parish: WOKINGHAM Ward: Norreys 5.7.2000

Applicant: MR G ROBINSON

Fee Received (S) 95-00 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		27/6	✓
3	Forms unsigned			
4	Correct S 66 certificate	Other side	✓	✓
5	Elevation plans	NO Scale. drawing as existing.	27/6	✓
6	Floor plans			
7	Metric scale disclaimer	(NB) Plans not to		
8	Encroachment letter	Scale but more		
9	Miscellaneous	measurements put on (original that they were taken from are 1:100)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.7.2000 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:

NDO pre-apps

NEIGHBOURS:

S/N + 1, 3, 5, 6 + 9 Pigott Rd

1 + 2 Blake Close

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1861

Proposal: Proposed pitched roof to existing front and rear extensions.

Site Address: 7 Pigott Road, Wokingham.

Applicant: Mr & Mrs G Robinson

Your observations are required in respect of this application by **29/07/2000**

● **No objection**

SIGNED: _____ **DATE:** 25/07/00

CLERK TO Wokingham Town Council

Environmental Services

For office use only.
Application number 30 JUN 2000 1661

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 G. G. ROBINSON
	Address and postcode	7, PIGOTT RD. WOKINGHAM, BERKS RG40 1PZ
	Phone number	01189 785975
	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING FLAT ROOFS OF GARAGE, PORCH & DINNING ROOM WITH PITCHED ROOFS
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.	REDLAND CONCRETE PLAIN TILES WITH BONNET HIPS. COLOUR TO MATCH ROOF TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	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: [signature]

on behalf of

Date 15 - 6 - 00

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

ADDRESS 7 Pigot Road PARISH WOK

PLOT No. 37 ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/64/61	Crutchley	Res Dev	14/12/61	Ref
0/31/65	Sawyer	do	24/6/65	C/A
B/11/66	do	Semi Det	31/3/66	C/A
BR 7805	Mr. G Robinson	2 Storey ext.	1.2.78	App. N/A
07724	"	"	16.2.78	N/A C/A

30.JUN.2000* 1861

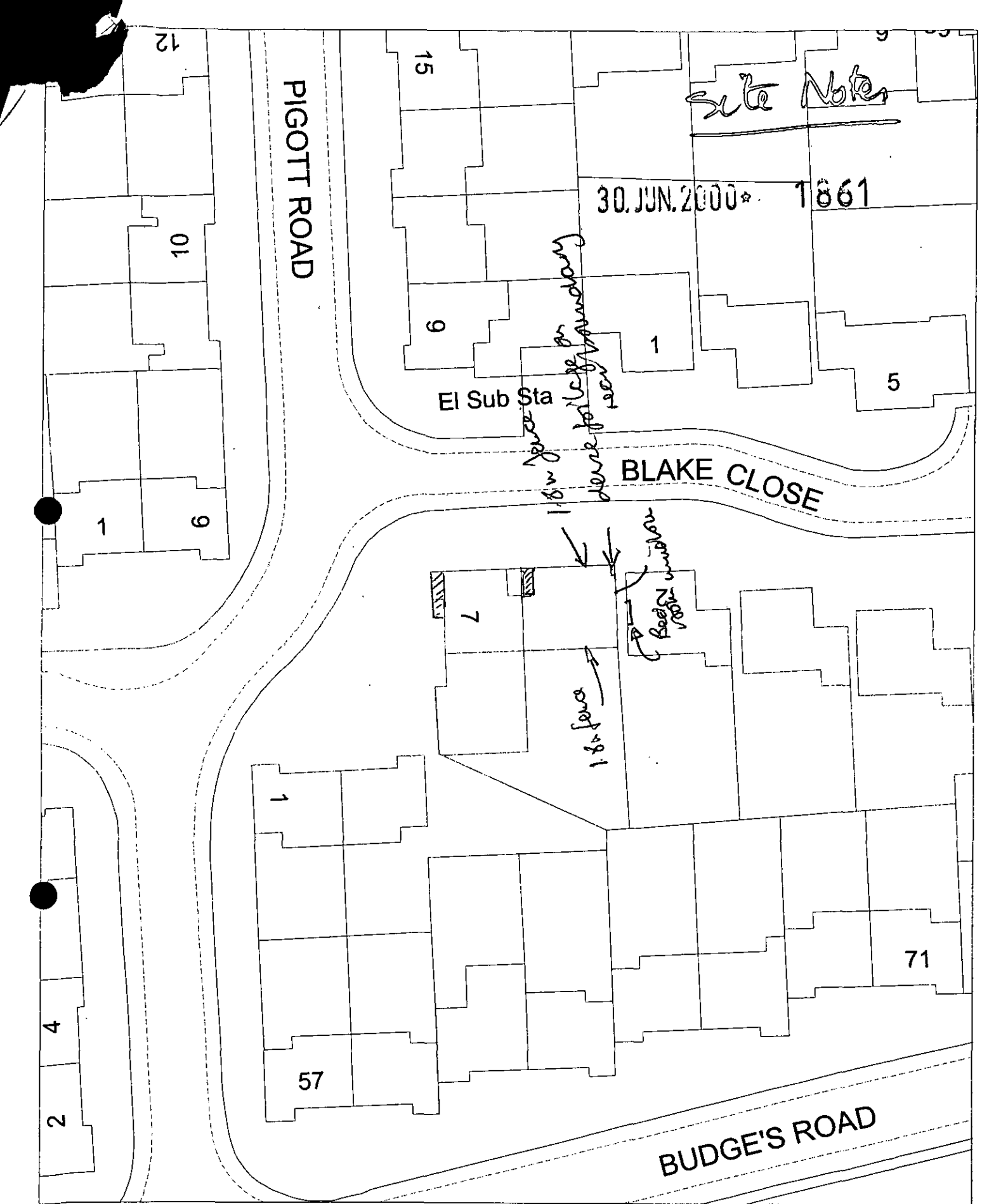
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Pitched roofs - Robinson - 5/4/00

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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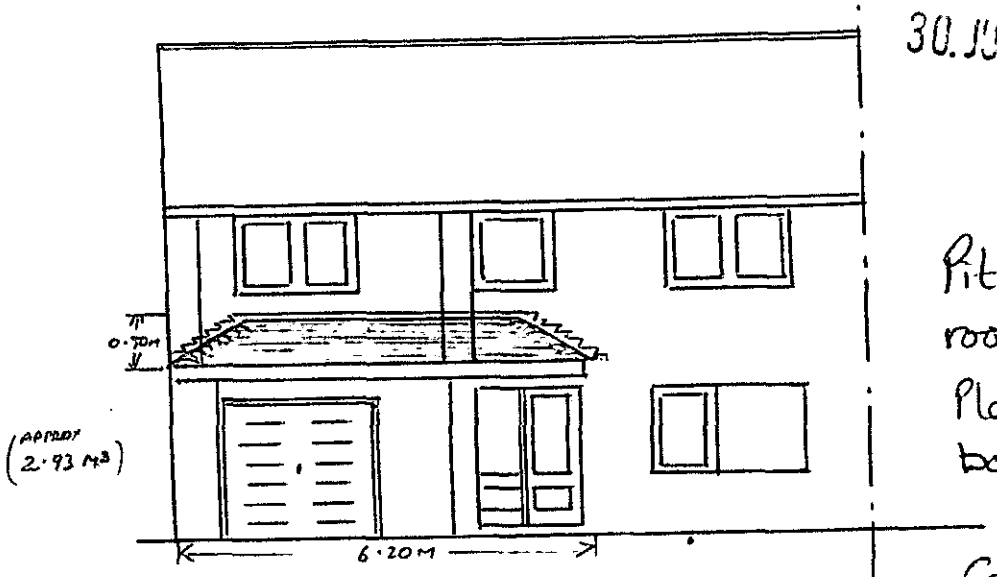
Date: 6 April 2000

Proposed alteration to front flat roof.

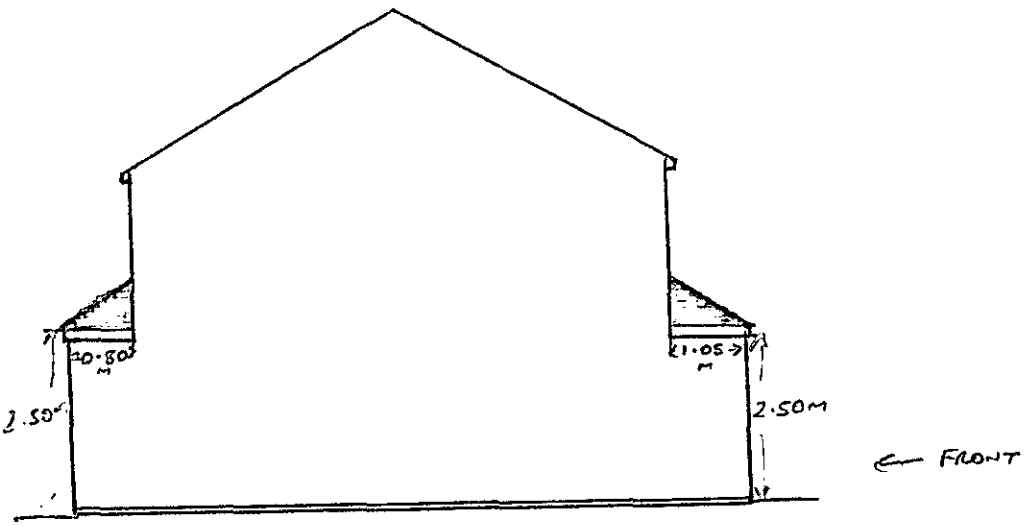
30. JUN. 2000* 1661



Front Elevation.

Pitched hipped roof.
Plain tiles with bonnet hip tiles.

Code 4 lead stepped flashings.

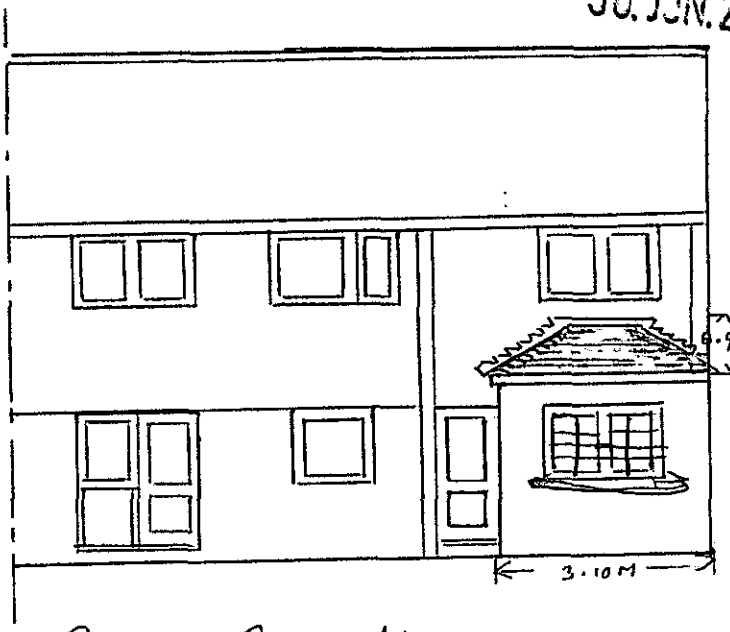


Side Elevation

APPROVED

Proposed alteration to rear flat roof.

30. JUN. 2006 1661



Pitched hipped roof,
Plain tiles with bonnet hip tiles.
Code 4 lead stepped flashing. (approx 1.12 m²)

Rear Elevation

light sandy coloured render
white UPVC windows + doors
dark brown pantile roof

No impact on neighbours

APPROVED



Site Plan, Scale: 1 to 2500

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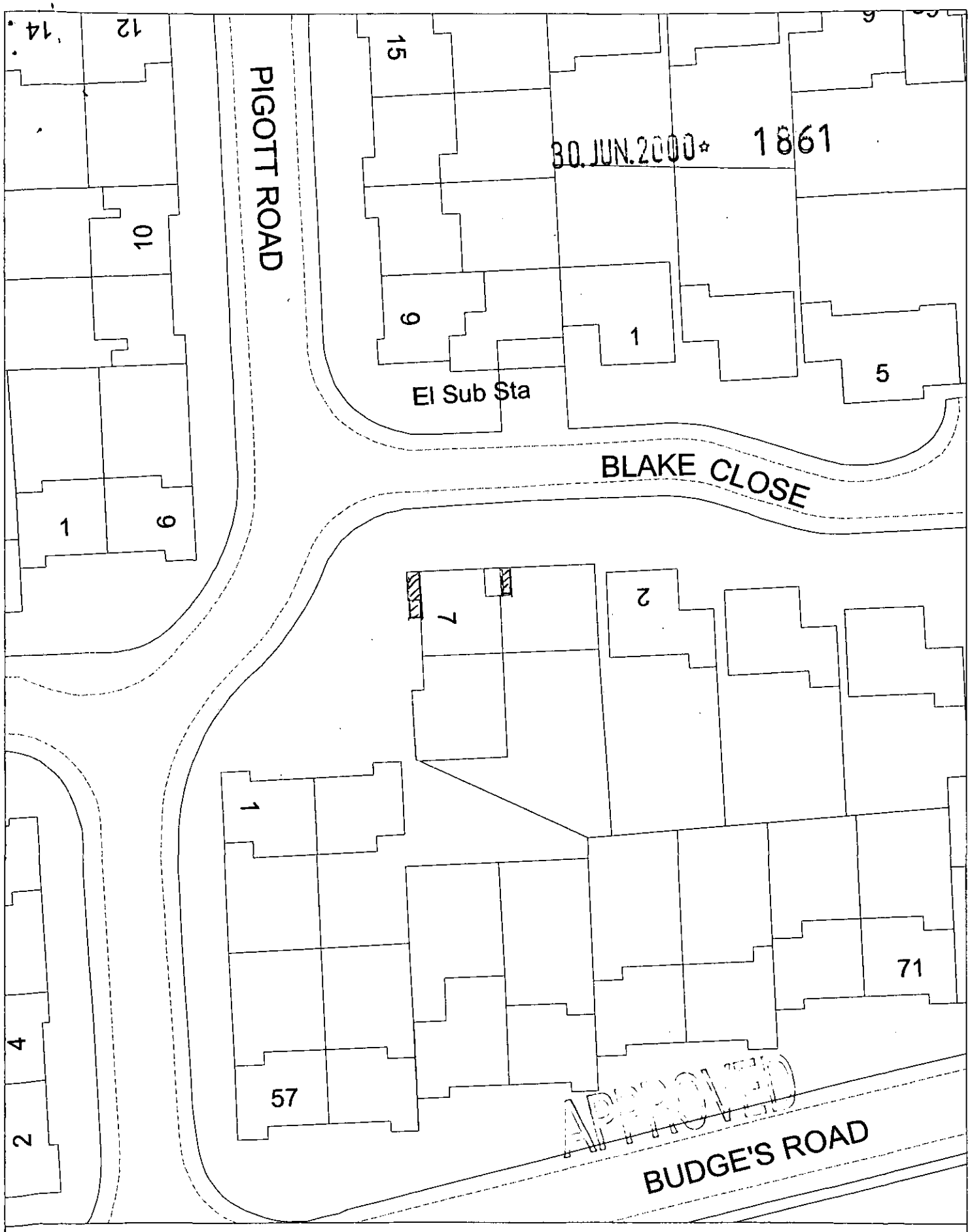
Date: 6 April 2000

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 6 April 2000

N
W E
S

30. JUN. 2000* 1661



EXISTING PROPERTY

APPROVED