APPLICATION NO:

F/2000/2909

LOCATION:

141 Gipsy Lane, Wokingham.

APPLICANT:

Mr & Mrs Lidgate C/O 4th Dimension Architectural Design

PROPOSAL:

Proposed two storey side extension to dwelling and room in roof

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 22/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lidgate
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/2909

Parish: **WOKINGHAM**

Location: **141, Gipsy Lane, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and room in roof**

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 side roof slope of the extension 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. 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 Policy EN1.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. You are advised that the flank elevation windows hereby approved shall not be taken by this Planning Authority as either reason or justification, to prejudice future development of the adjacent land or property; such that if the adjacent dwelling was similarly extended, or a new dwelling erected on the adjacent plot, loss of light to the west facing side elevation windows hereby approved would not be treated as sufficient reason in itself to prejudice development of the adjacent plot.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

2909

RAILTRACK
SOUTHERN

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF 39263
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services, P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Outside Party Engineer (West)
Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Application No: F/2000/2909
Fao: George Allpress

Tel 0207 902 3183
Fax 0207 902 3632
O/R: C7/01/530/0/455/BP
24th January 2001

Dear Sir,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: 141 Gypsy Lane, Upside, L/End, Wokingham.
(Waterloo to Reading Route).

Proposal: Two Storey Side Extension to Dwelling and Room in Roof.

Thank you for your letter dated 6th December 2000 asking for Railtrack's comments about the above application for planning permission, I apologise for the **very late** response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to be taken into account by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

I have examined drawing nos. 5159/01, /02, /05, /06, and the site / location plans that were enclosed and there are no objections in principle to what is shown.

If planning permission is **granted** for the proposed side extension, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to this office with regards to the standard **'Comments & Conditions'**, which may be applicable in this case.

Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise me of the outcome of this application at your earliest convenience.

Yours faithfully,

Bernard Purcell
For Engineering Manager

cc: 4th Dimension Architectural Design, 95 High Street, Crowthorne, Berkshire RG45 7AD
Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway (Additional Guidelines are available on request).

WkhmCn13.Doc

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

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

Tel: 0118 974 6442

Date: **06 December 2000**

My ref: F/2000/2909

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2909
141, Gipsy Lane, , Wokingham.
Proposed two storey side extension to dwelling and room in roof

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2909**
141, Gipsy Lane, , Wokingham.
Proposed two storey side extension to dwelling and room in roof
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Received by Wokingham District Council

Application No: F/2000/2909

Proposal:
Proposed two storey side extension to dwelling and room in roof

Location:
141, Gipsy 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. 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. 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

06 December 2000

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

Tel: 0118 974 6442

Date: **06 December 2000**

My ref: F/2000/2909

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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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Proposed two storey side extension to dwelling and room in roof

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2909**
141, Gipsy Lane, , Wokingham.
Proposed two storey side extension to dwelling and room in roof
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/2909

Applicant: Mr & Mrs Lidgate C/O 4th Dimension Architectural Design.

Location: 141 Gipsy Lane, Wokingham.

Proposal: Proposed two storey side extension to dwelling and room in roof.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/12/00

Date of Neighbour Notifications: 06/12/00

Date of Site Visit: 14/12/00

Date Registered: 27/11/2000

Earliest Date for Decision: 30/12/2000

Latest Consultation Date/Site Notice Expiry Date: 30/12/00
04/01/01 (GA)

This application will have expired on: 22/01/2001. 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:

Highways - request revised plan showing the parking layout for 5 vehicles within the curtilage of the property. The point of access and extent of driveway should also be shown.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2909

Appraisal:

The application property is a detached house within Wokingham. The location is one of mixed architectural styles, though predominantly traditional period properties. The application property is a detached Edwardian dwelling, built of red brick, with gable roof and two storey gable fronted bay. There is a park/recreation ground opposite.

The application proposes building a two storey side extension on the west side of the house. The ground floor would provide a garage, the first a bathroom at the front and dressing room at rear. The roof void would facilitate an enlarged bedroom.

The application property faces broadly north to the front and south at rear. The neighbouring property (no.139) lies to the west. The relationship between this and no.139 is such that the building envelope of the application property is further south than that of no.139. No.139 has only non habitable room windows to its flank elevation which faces the application property. Although the proposed extension may result in the loss of some early morning sun to the neighbour, the south facing rear windows of no.139 are considered to be sufficiently separated from the application site so as to ensure no material loss of sunlight or daylight.

The application proposes side windows, however these would face non habitable room windows, and therefore no material loss of privacy is considered to result.

The proposed extension mirrors the design of the existing building and is sympathetic to its character. Therefore no harm to the street scene.

The architect has written to confirm that no additional bedrooms are proposed. The extension would facilitate enlargement of one bedroom and provision of additional ancillary facilities. Therefore there would be no net increase in parking demand. The application proposal demonstrates four parking spaces.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2909
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side roof slope of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Non Standard Informative
You are advised that the flank elevation windows hereby approved shall not be taken by this Planning Authority as either reason or justification, to prejudice future development of the adjacent land or property; such that if the adjacent dwelling was similarly extended, or a new dwelling erected on the adjacent plot, loss of light to the west facing side elevation windows hereby approved would not be treated as sufficient reason in itself to prejudice development of the adjacent plot.

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 141 Gipsy Lane, Wokingham.

APPLICATION NUMBER: F/2000/2909

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.139 to the west no.143 to the east - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Side garage and forecourt parking for several cars.
LEVELS	Fall to south and east.
BOUNDARY TREATMENT	Hedge to front and timber fencing to rear.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 06 December 2000

Application Number: F/2000/2909

Proposal: Proposed two storey side extension to dwelling and room in roof

Parish: WOKINGHAM TOWN

Site Address:
141, Gipsy Lane, , Wokingham.

Applicant:
Mr & Mrs Lidgate C/O 4th Dimension Architectural Design.

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).

Comment

Please could Highways have a ~~n additional~~ revised plan showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The point of access and extent of driveway should also be shown.

Signed: _____ **Print name:** Adam Coggins 12/12/00

FAX. 01189 [redacted]
746484

ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

18 December 2000

F.A.O Mr. G. Alpress

Re. 141 Gipsy Lane Wokingham.

We confirm there will be no increase in bedroom numbers with the new extension. — The carparking will remain as existing.

4th Dim.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP (*)
ATTACHED

Start date: 27 NOV 2000	Map No. 75B 83 Site 0.10
Officer: GA	Application No. F/2000/2909
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND ROOM IN ROOF

Location: 141 GIPSY LANE

Parish: WOKINGHAM Ward: Wescott
6.12.2000 TB.

Applicant: MR/MRS LIDGATE

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

(1)
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 to show one more Parking space		
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 : 6.12.2000 T.B. 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:

.....
.....
..... Pre-app attached.

NEIGHBOURS:

..... No. 141
..... Odds 135 - 145 Gipsy Lane Wokingham
..... ✓
..... The Knowl Farm Gipsy Lane Wokingham
.....
.....
.....
.....
.....

Recd 8·30AM 27·11·00

27.NOV.2000 2959

Ref: RTH/5159

21 November 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: EXTENSION: 141 Gipsy Lane, Wokingham

Please find enclosed six copies of our drawings 5159/ 01/ 02/ 05 & 06 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

ADDRESS 141 Gipsy Lane PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEnq - 1st Floor ext above Gar - Mr Hart 27.10.00

DRAINAGE

091074

27/10/2000 2509

Environmental Services

For office use only.
Application number: 27.NOV.2000* 2909

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. LIDGATE
	Address and postcode	141 GIPSY LANE, WOKINGHAM, BERKS.
	Phone number	
●	Agent's Name	4th DIMENSION ARCHITECTURAL DESIGN
	Address and postcode	95 HIGH ST. CROWTHORNE BERKS. RG 45 7AD
	Phone number	01344 761727.
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.	141 GIPSY LANE, WOKINGHAM, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	D/S SIDE EXTENSION
●		

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 BRICK + GREY SLATE TO MATCH EXTG.	
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: 6
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

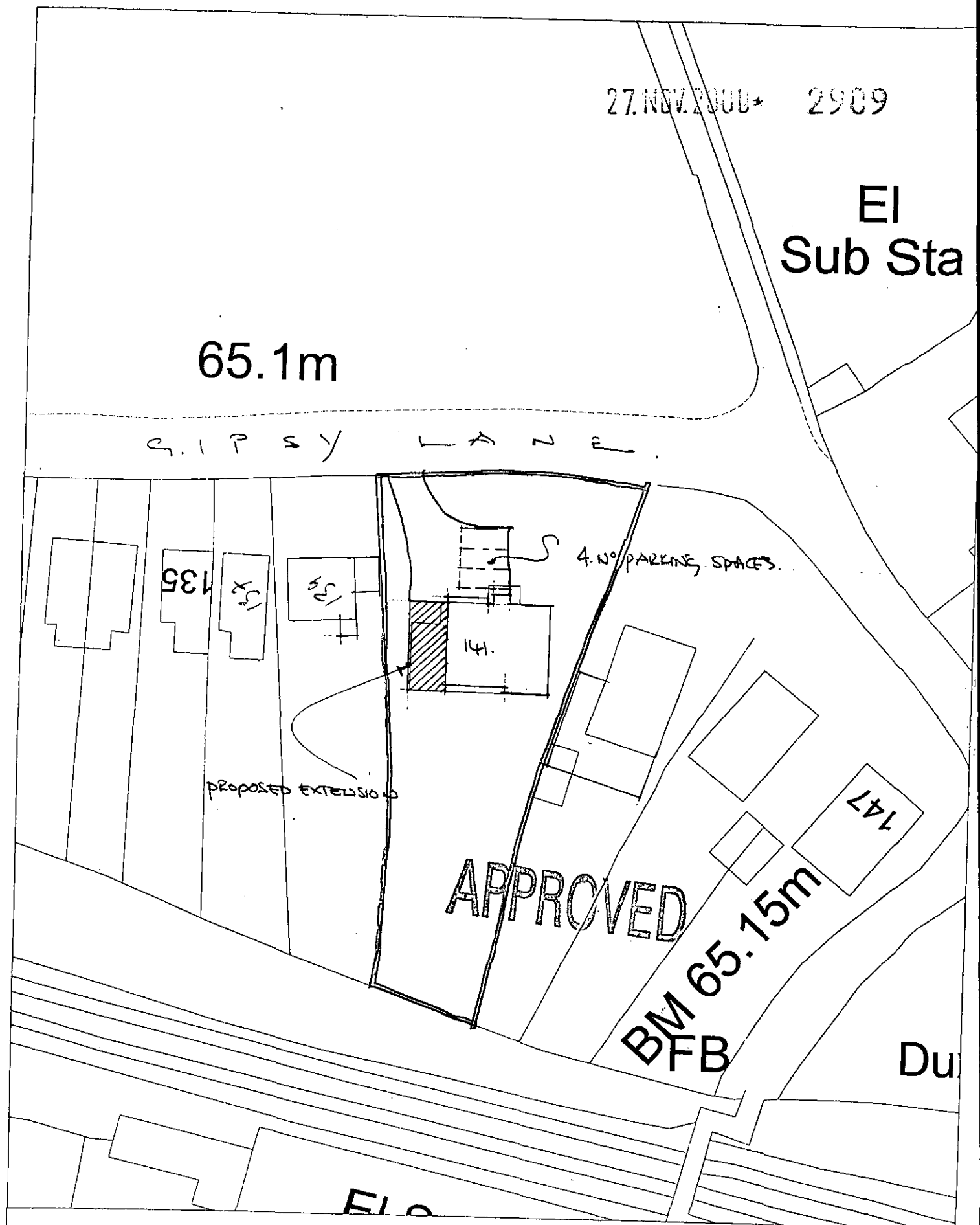
None of the land forms part of an agricultural holding.

Your signature: 4TH DIMENSION ARCHITECTURAL DESIGN

on behalf of MR + MRS HIDGATE

Date 21/11/00

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



Site Plan, Scale: 1 to 500

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Date: 22 November 2000

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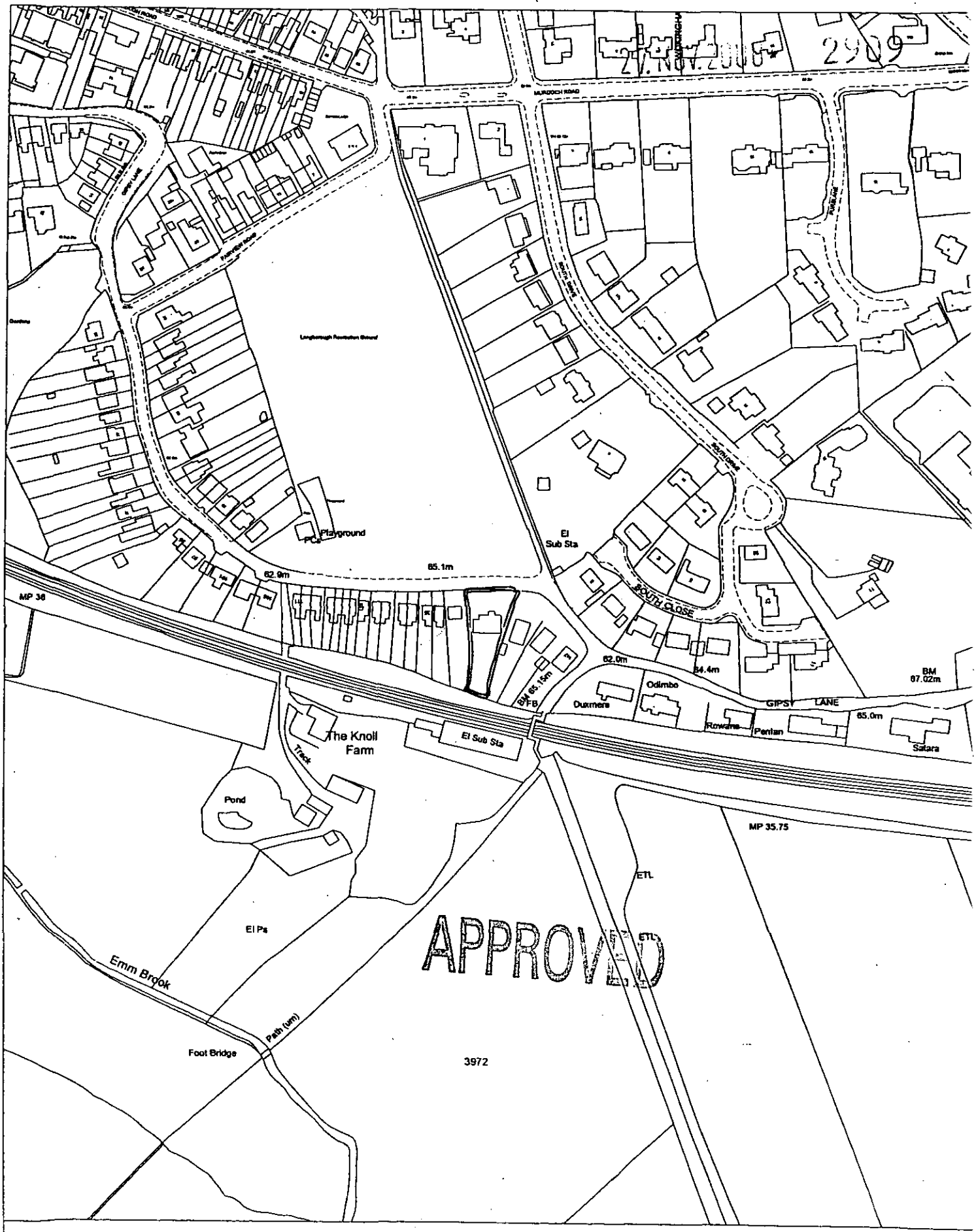

Site Plan, Scale: 1 to 2500

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Date: 22 November 2000

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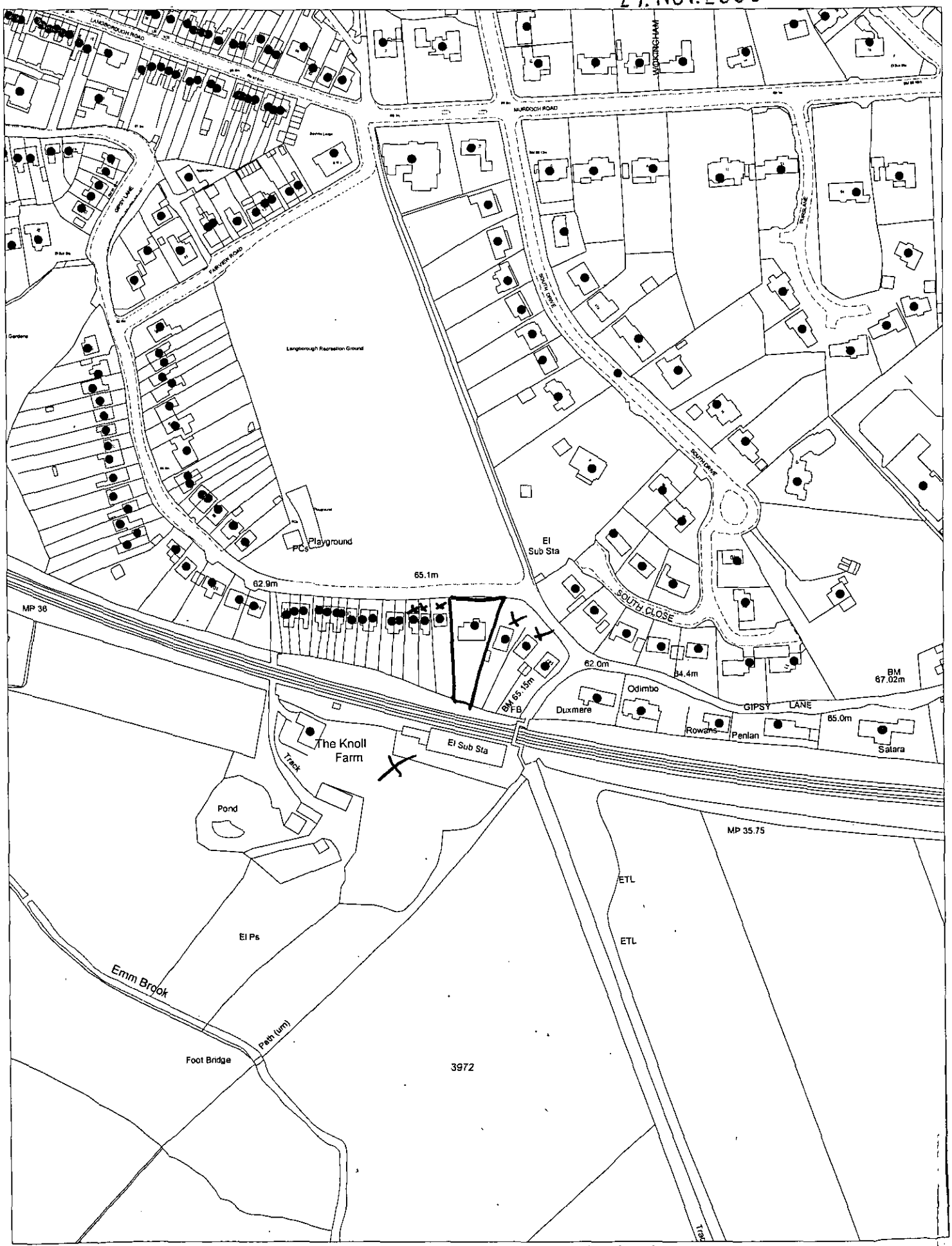
27.NOV.2000* 2909



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Central Support Section, Environmental Services, Wokingham District Council.
5 December 2000 Scale: 1 : 2500

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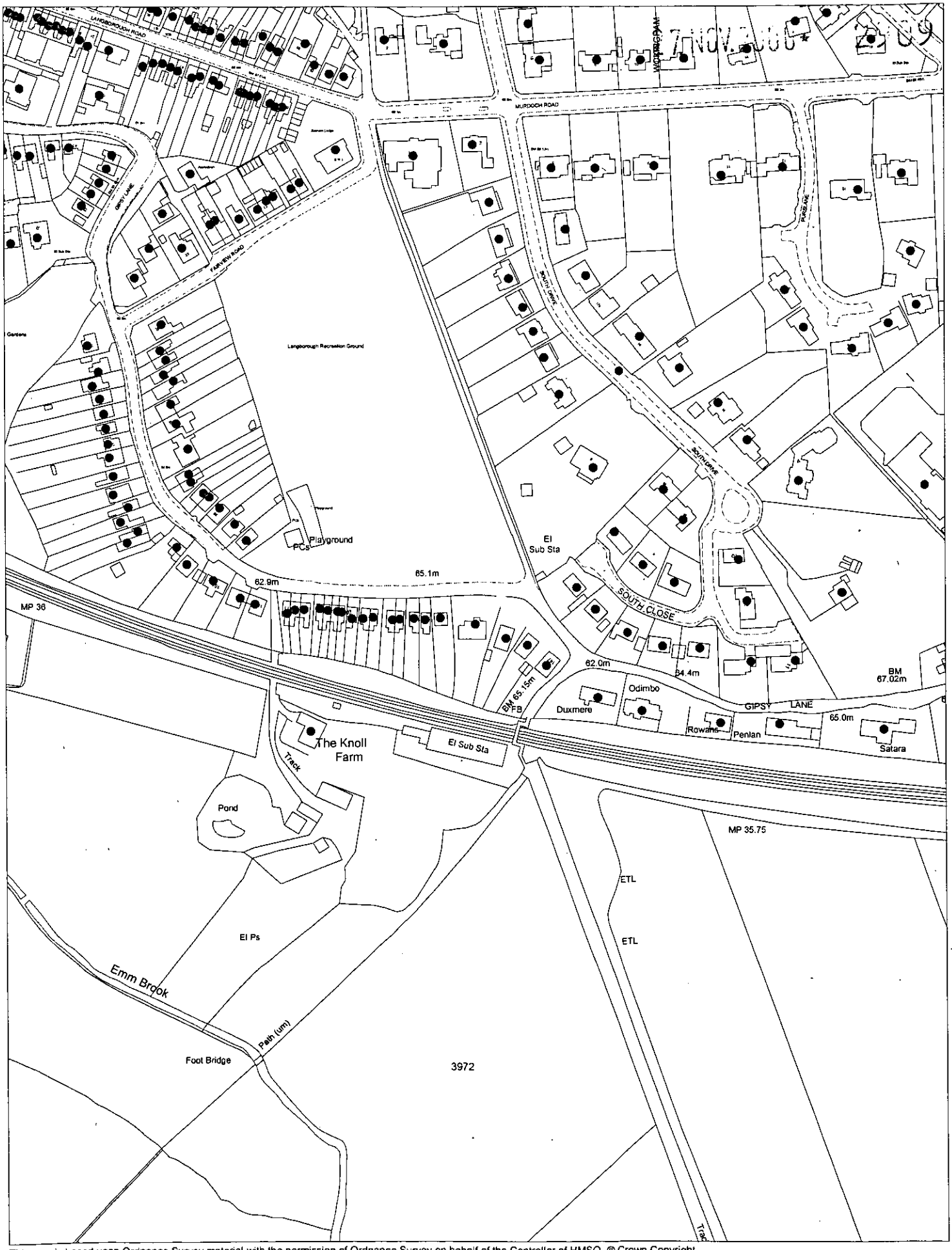
17 NOV 2000



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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 2500

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