APPLICATION NO:
F/2000/0828

LOCATION:
***Twin Pines* Southlands Road, Wokingham.**

APPLICANT:
Mr Mrs Stone C/O W M Graham

PROPOSAL:
Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Stone
C/O W M Graham
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: ***F/2000/0828***

Parish: **WOKINGHAM**

Location: **Twin Pines, Southlands Road, Wokingham.**

Proposal: **Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The 1st floor side window in the west elevation of the proposed development shall not at any time be glazed other than with obscure glass and be of the fixed and unopenable type.

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. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation

Date: 20 April 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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0828

Applicant : Mr Mrs Stone C/O W M Graham.

Location : Twin Pines, Southlands Road, , Wokingham.
Proposal : Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 21 March 2000

Date Registered : 03/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Wokingham TC - "no objections"
Highways - no objection

Planning Issues :

Identified Settlement
Neighbours | Sr Scarce

Application Number: F/2000/0828
Twin Pines, Southlands Road, Wokingham

Appraisal: The application is an amendment of a previous consent, 98/67935/F. The original consent was for a two-storey side/front extension linking an existing detached garage to the dwelling. The current application differs from the previous proposal in that the size of one of the bedrooms has been increased and, as a result, the en suite bathroom, which was originally to be located partly in the roof void over the double garage would now be almost entirely over the garage. Externally it appears that the ridge height has been increased by about 0.1 metres, the ridge height of the dormer window in the east elevation has been increased by approximately 0.3 metres and the small dormer window in the west elevation has been relocated around one metres further south. None of these changes would alter the impact on neighbours or the streetscene significantly and therefore the proposed amendment is considered acceptable.

Recommendation: conditional approval

Application Number F/2000/0828
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	works
03		SR05	The 1st floor side window in the west elevation of the proposed development shall not at any time be glazed other than with obscure glass and be of the fixed and unopenable type

20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: Twin Pines
Southlands Road Wokingham.

APPLICATION NUMBER: F/2000/0828

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
residential .
large plots with dwellings well set back from the road and well screened.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached dwelling with double garage to the front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
to W set back from house

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Peatlands - fence + hedge to 2m
to W - 1.8m fence, shrubs + trees to c 9m

OTHERS

Received by Wokingham District Council

Application No: F/2000/0828

Proposal:
Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)

Location:
Twin Pines, Southlands 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 letter 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 07/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

83

Start date: 03 MAR 2000	Map No. ~~75~~ Site 1:2
Officer: EXC / Application No. F|2000|0828	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

03.MAR2000* 0828

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING (AMENDMENT TO CONSENT 98|67935|F)

Location: TWIN PINES SOUTHLANDS ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: MR|MRS STONE

Fee Received 95-00 (1) 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	New bathroom dormer window – shown at a height of approx 5m on side elevation, only 4m on front elev.		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA): .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

S/N+ Chadmore Close, Gipsy Lane, Wokingham

Rivendell, Southlands Road "

Pentlands, " " "

Little Spinney " " "

PLANNING SERVICES | HPT
POL | TPS
APP | ENF
CS
07 APR 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0828

Proposal: Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)

Site Address: Twin Pines, Southlands Road, Wokingham

Applicant: Mr & Mrs Stone c/o W M Graham

Your observations are required in respect of this application by **07/04/2000**

Observations:

No objections

SIGNED: _____ **DATE:** 06/04/00

CLERK TO WOKINGHAM TOWN COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 14 March 2000

Application Number: F/2000/0828

Proposal: Proposed two storey front extension to dwelling (Amendment to consent 98/67935/F)

Site Address:
Twin Pines, Southlands Road, , Wokingham.

Applicant:
Mr Mrs Stone C/O W M Graham.

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).

Signed: N.S. Trotter **Print name:** N TROTTER

24-3-00

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2204/wmg/cm

2 March 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

TWIN PINES SOUTHLANDS ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising of the following:-

a) Householder Planning Application
b) Fee note for £95.00 (cheque enclosed)
c) OS extracts
d) Dwgs. Nos. 2204 - 01, 02, 03C & 04B
e) Covering letter dated 2 March 2000

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

03.MAR.2000 08:28

Enc. Cheque for £95.00

Rec'd 3.20pm 2.3.00

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2204/wmg/cm

2 March 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

TWIN PINES SOUTHLANDS ROAD WOKINGHAM

With reference to our submission under Town Planning legislation and application No. 98/67935/F granted August 1998.

Before the Town Planning process is actioned and to save unecessary work we would appreciate it if consideration could be given to whether Planning permission is required for the minor changes.

The scheme differences include a larger bathroom taking up more of the garage roof space than that shown on the original drawings (Ref. Dwg. No. 2204 - 03C) The external envelope remains the same and there is no reduction in parking space.

We enclose a copy of Planning Notes Page 2-3151 with Item 2 noted.

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

03.MAR2000 C008

PART III

CONTROL OVER DEVELOPMENT

03. MAR 2000 0628

Meaning of development

Meaning of "development" and "new development"

55.—(1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. P55.01

[(1A) For the purposes of this Act "building operations" includes—

(a) demolition of buildings;

(b) rebuilding;

(c) structural alterations of or additions to buildings; and

(d) other operations normally undertaken by a person carrying on business as a builder.]

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

(i) affect only the interior of the building, or

(ii) do not materially affect the external appearance of the building,

and are not works for making good war damage or works begun after December 5, 1968 for the alteration of a building by providing additional space in it underground;

(b) the carrying out on land within the boundaries of a road by a local highway authority of any works required for the maintenance or improvement of the road [but, in the case of any such works which are not exclusively for the maintenance of the road, not including any works which may have significant adverse effects on the envrionment];

(c) the carrying out by a local authority or statutory undertakers of any works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose;

(d) the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such;

(e) the use of any land for the purposes of agriculture or forestry (including afforestation) and the use for any of those purposes of any building occupied together with land so used; P55.02

(f) in the case of buildings or other land which are used for a purpose of any class specified in an order made by the Secretary of State under this section, the use of the buildings or other land or, subject to the provisions of the order, of any part of the buildings or the other land, for any other purpose of the same class;

[(g) the demolition of any description of building specified in a direction given by the Secretary of State to local planning authorities generally or to a particular local planning authority.]

(3) For the avoidance of doubt it is hereby declared that for the purposes of this section—

(a) the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used;

1

ADDRESS PENTLANDS, SOUTHLANDS ROAD PARISH WOK

PLOT No. PLOT 2 = WELL COTTAGE PLOT 1 - RIVENDELL ORD. SHEET No.

BUILDER * TWIN PINES

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP51 7/12/48	Bridges	Convert Hse to 2 flats	13/1/49	App
16287 *	MRS. JACKSON	O/APP DET. SIST. EXT. 2 O/BLDGS NEW DWELLING & NEW	24.9.81	N/A CLA
17067 *	"	ACCESS TO EX. DWELLING "	11.3.82	N/A CLA
16734	"	O/APP ACCESS & REX DEV AT REAR	17.12.81	N/A CLA
BR 18233	MR & MRS. BROWN	GARAGE	3.3.82	APP N/A
17391	"	"	7.5.82	N/A CLA
BR 18557 *	K & M CONSTRUCTION	DETACHED HOUSE	26.5.82	APP N/A
17823	"	2 DWLGS & GARAGES AT REAR	27.7.82	N/A CLA
BR 19258, 19775 BR 20373	"	GARAGE	16.3.83	APP N/A
19335	MR. T. WINSLAND	2 DET. DWELLINGS	2.6.83	N/A CLA
BR 21230	"	"	1.9.83.	App N/A
BR 23828 *	MR. P. STONE (TWIN PINES)	KITCHEN EXTENSION	5.12.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 BRA 3392		SIST. & GARAGE	28.8.87	REF
28851 (RIVENDELL)	MR. T. WINSLAND	SIST. EXTENSION	8.10.87	CL

1933

2

ADDRESS PENTLANDS SOUTHLANDS ROAD PARISH WOK.

*TWIN PINES

PLOT No. PLOT 2 = WELL COTTAGE ORD. SHEET No.

BUILDER

* Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67935/F	MR & MRS. P. STONE	SIST. EXTENSION	11.8.98	CL

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION



02 MAR 2000

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P STONE
	ADDRESS	TWIN PINES
		SOUTHLANDS ROAD
		WOKINGHAM
	POST CODE	RG40 2HS Tel. No. 979 0405
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG40 1DJ Tel. No. 977 0464
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	TWIN PINES
		SOUTHLANDS ROAD
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey front extension to enlarge existing study & bedroom
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~ Non affected
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		To match existing
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*None of land forms part of an agricultural holding

~~* None of the land forms part of an agricultural holding~~

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

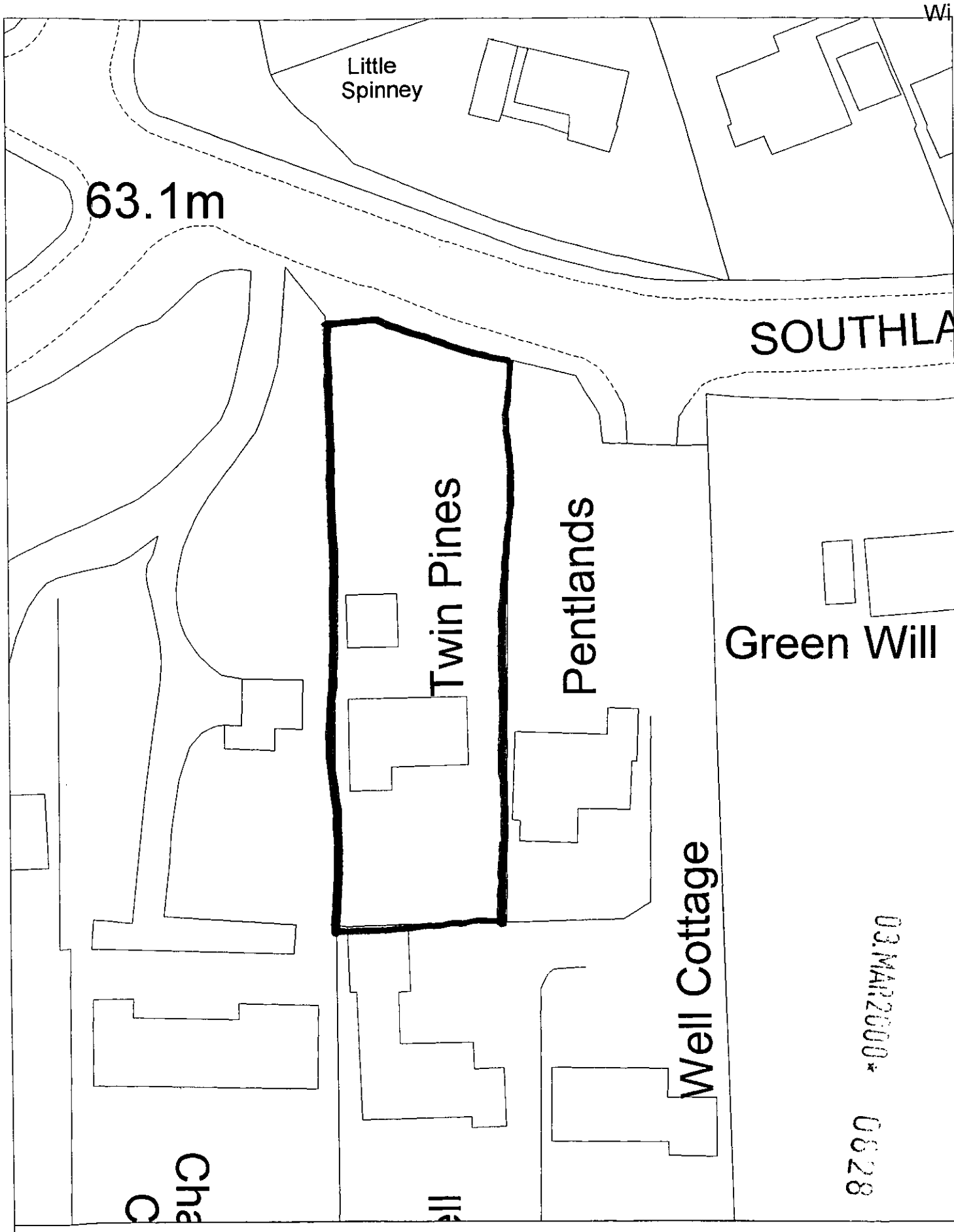
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] W M Graham Associates

ON BEHALF OF Mr & Mrs P Stone

DATE 2 March 2000



EXISTING. **Site Plan, Scale: 1 to 500**

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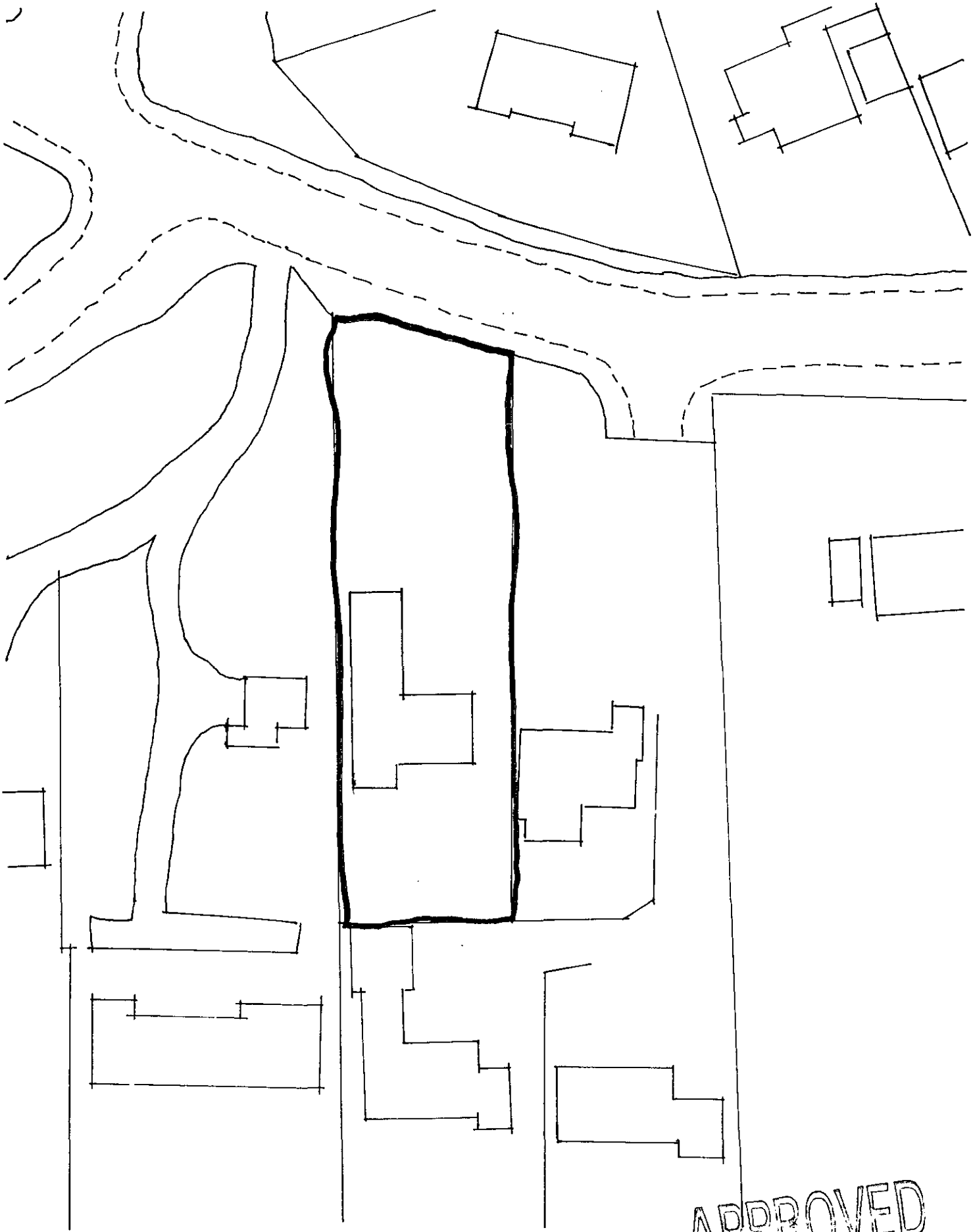
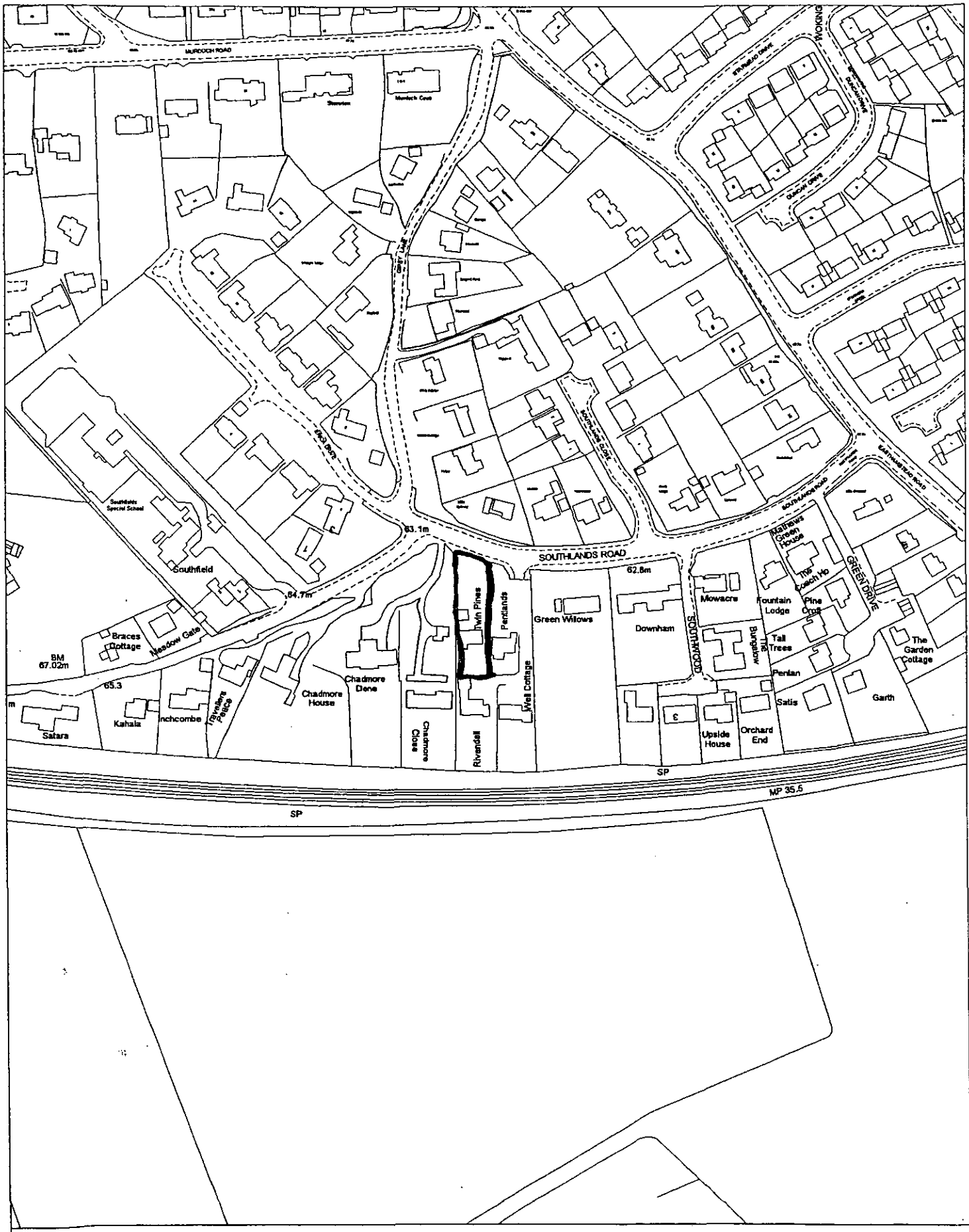
Wokingham District Council, Licence No. LA086134
Date: 29 April 1998



PROPOSED SITE PLAN SCALE 1 : 500

APPROVED

03 MAR 2016 0828



03.MAR2000* 0828

Site Plan, Scale: 1 to 2500

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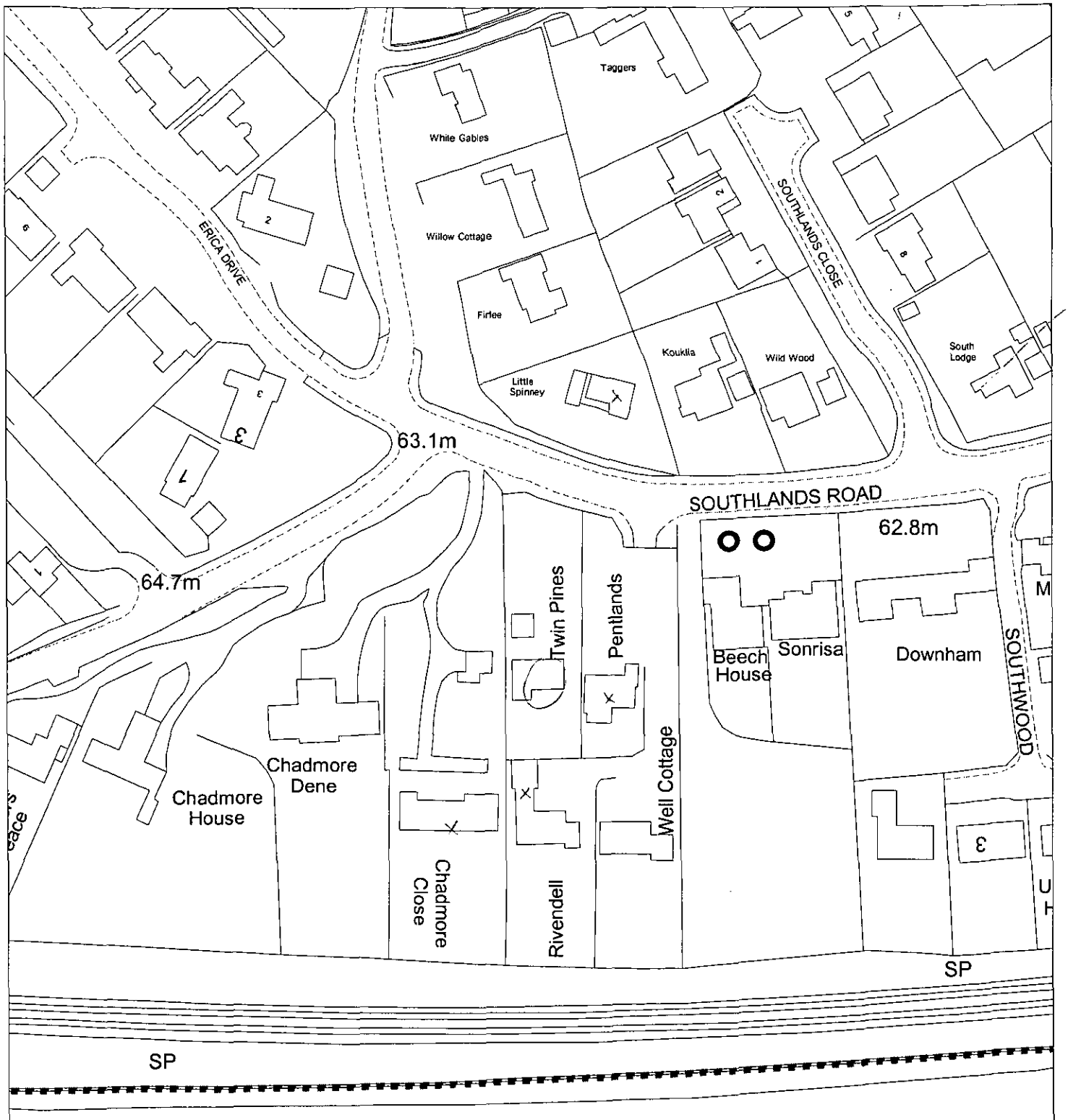
Wokingham District Council, Licence No. LA086134
Date: 29 April 1998



Wokingham Without.

Site Plan, Scale: 1 to 1250

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Date: 10 March 2000

N W E S