APPLICATION NO:

**F/2001/3367**

LOCATION:

**66 London Road, Wokingham.**

APPLICANT:

**Mr P Fennon C/O Derek Cann ARIBA**

PROPOSAL:

**Proposed addition of first floor to dwelling.**

EARLIEST DATE FOR DECISION: **18/03/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**10/04/2001**

CASE OFFICER: **George Allpress**

APPROVED

(GA)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr P Fennon**
**C/O Derek Cann ARIBA**
**13 Manor Road**
**Wokingham**
**Berkshire**
**RG41 4AH**

**Application Number: F/2001/3367**

**Parish:** **WOKINGHAM**

**Location:** **66, London Road, Wokingham.**

**Proposal:** **Proposed addition of first floor 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 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 first floor east facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Informative**
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/03/2001

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.**

**Received by Wokingham District Council**

# Application No: F/2001/3367

**Proposal:**
Proposed addition of first floor to dwelling.

**Location:**
*66, London 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2001. 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**

**22 February 2001**

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

Tel: 0118 974 6442

Date: **22 February 2001**

My ref: F/2001/3367

**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/2001/3367**
**66, London Road, , Wokingham.**
**Proposed addition of first floor 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2001/3367**
**66, London Road, , Wokingham.**
**Proposed addition of first floor 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 6442

Date: **22 February 2001**

My ref: F/2001/3367

**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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Case officer: **George Allpress** Application Number: **F/2001/3367**
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**Proposed addition of first floor to dwelling.**
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 6442

Date: **22 February 2001**

My ref: *F/2001/3367*

**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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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/2001/3367**
**66, London Road, , Wokingham.**
**Proposed addition of first floor 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**********

**WORK SHEET FOR:** George Allpress

**Application Number:** F/2001/3367

**Applicant:** Mr P Fennon C/O Derek Cann ARIBA

**Location:** 66 London Road, Wokingham.

**Proposal:** Proposed addition of first floor to dwelling.

| Site Notice Displayed? : | YES | NO | DATE |
|---|---|---|---|
| | ✓yes | | 28/02/01 |

Date of Neighbour Notifications: 22/02/01

Date of Site Visit: 01/03/01

Date Registered: 13/02/2001

Earliest Date for Decision: 18/03/2001

Latest Consultation Date/Site Notice Expiry Date: 18/03/01
22/03/01 (GA)

This application will have expired on: 10/04/2001. 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:

Urban Design and Conservation Officer – makes comments regarding the large size of the development – concluding the proposal appears acceptable.

At the time of writing no 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/2001/3367

Appraisal:

The application property lies within Wokingham Town centre and adjacent the Conservation Area. Its west boundary comprises All Saints Church yard wall which also forms the Conservation Area boundary.

The general character of the street is of detached houses with relatively deep front gardens. The application property as a chalet bungalow is an anomaly in the street scene.

The proposal seeks permission to in effect redevelop the property to form a two storey house. The proposed extensions are substantial. However, the building envelope would remain largely unchanged.

In design terms the proposal has the appearance of a traditional suburban house, and as such is in character with the other dwellings on this side of the street. The property has a deep plot measuring over 70.0 metres from street frontage to rear boundary, a frontage depth of over 20 metres and there is a good separation between the building envelope and property boundary on either side. Therefore no harm to the street scene or to the adjacent Conservation Area.

No material harm in to neighbour amenity would result.

The application property reaches back beyond the rear elevation of no.68 (adjacent to the east). However, a 4.0 metre gap between application property flank wall and boundary would be maintained, there is an equal gap on no.68's side and no.68 has a free-standing garage which projects beyond its rear elevation. The combined separation plus garage would ensure against overbearing impact or loss of light.

First floor windows are proposed, but all to bathrooms. No.68 has four side windows facing the application site, non principal habitable room windows.

The alterations would facilitate rationalisation of the living space, effectively enhancing what is already there. The number of bedrooms would not increase. Therefore no increase in parking demand. The application property in any event complies with off street parking requirements as laid down by the Local Plan standards.

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

Application Number: F/2001/3367
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 first floor east facing side elevation of the extension.... |
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| 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.

27/3/07

# RECORD OF SITE VISIT

**SITE ADDRESS:** 66 London Road, Wokingham.

**APPLICATION NUMBER**: *F/2001/3367*

**OFFICER:** George Allpress

**DATE OF SITE VISIT:** 01/03/01

**1. SITE/STATUTORY NOTICE DISPLAYED?** Yes

**2. DESCRIPTION OF SURROUNDINGS** Residential are within town centre and adjacent Conservation Area.

**3. DESCRIPTION OF SITE/BUILDING** Single family dwelling comprising detached bungalow.

**4. RELATIONSHIP TO ADJOINING PROPERTIES** No.68 to the east - no other dwellings impacted upon

**5. SITE CONSTRAINTS**

| | |
|---|---|
| **TREES** | None in vicinity of proposed extension. |
| **ACCESS/PARKING** | Free standing garage at rear and front garden and side parking for 4 to 5 cars. |
| **LEVELS** | Level. |
| **BOUNDARY TREATMENT** | Wall to Church yard hedge and timber fencing elsewhere. |
| **OTHERS** | None |

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

27 FEB 2001

**- Site adjacent to Conservation Area.**

**From:** George Allpress

**Date:** 22 February 2001

**Application Number:** F/2001/3367

**Proposal:** Proposed addition of first floor to dwelling..

**Site Address:**
66, London Road, , Wokingham.

**Applicant:**
Mr P Fennon C/O Derek Cann ARIBA.

Your observations are required in respect of this application within **7 days** of the above date.

---

THIS IS A VERY LARGE EXTENSION; ONE EXTRA FLOOR PLUS ROOMS IN THE ROOF, AND IT IS NOT CLEAR HOW THE STAIRCASE WORKS! OVER 60% INCREASE HOWEVER NO 66 IS SET BACK FROM THE ROAD FRONTAGE AND ONLY A CHALET STRUCTURE, COMPARED TO THE ADJOINING HOUSES. THE SIDE ELEVATION FACING THE CHURCH YARD AND CONSERVATION AREA HAS SOME HIGH VEGETATION, WHICH SHOULD BE RETAINED TO REDUCE THE VISUAL IMPACT ON THE VISUALLY SENSITIVE EDGE.

THE PROPOSAL APPEARS ACCEPTABLE.

Harold Sanders

CONSERVATION + DESIGN

12-03-02. — 16·30 hours!
Monday as requested.

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.2001/.3367 relates.

Address of site 66 LONDON ROAD, WOKINGHAM, BERKSHIRE RG40 1YE

Signed

Date 28/2/2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

**Planning Services**
**Environmental Services Department**
**Wokingham District Council**
**Council Offices**
**Shute End**
**Wokingham**
**Berkshire RG40 1BR**

**ENVIRONMENTAL SERVICES** 13.FEB.2001* 3367

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| | | For office use only.<br>*Application No.:* |
| 1 | YOUR NAME | Mr P. Fennon |
| | ADDRESS | 66 London Road<br>Wokingham |
| | POST CODE | RG 40 1YE tel 0118 3778150 |
| 2 | AGENT'S NAME | Derek Cann ARIBA |
| | ADDRESS | 13 Manor Road<br>Wokingham |
| | POST CODE | RG41 4AH tel 978 6895 |
| 3 | SITE LOCATION<br>We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485 | 66 London Road |
| 4 | Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION | New 1st floor to bungalow to form house |
| 5 | ARE THERE ANY TREES ON THE SITE?<br>If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled. | YES<br>None effected by proposals |
| 6 | PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber | Plain tile roof<br>Rendered walls as existing<br>Brick plinth to bay to match exisiting |
| 7 | WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE?<br>Please show details of the existing access and any proposed changes on the plans. | NO |
| 8 | WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED?<br>If YES, please show details of any changes on the plans | NO |

**Please turn over**

| | | | |
|---|---|---|---|
| **9** | HOW MANY BEDROOMS DOES THE PROPERTY HAVE? | Existing: 4 | Proposed:4 |
| **10** | DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE?<br>If YES, please show the route and any proposed alternative on the plans | NO | |
| **11** | CHECKLIST Please ensure that you enclose the following:-<br>(a) 6 copies of this form signed and dated<br>(b) The fee (current scale of fees is attached) | | |
| | | | |
| | (c) 6 copies of each set of plans and drawings listed below: | | |
| | (i) 1:2500 scale location plan with site outlined in red | | |
| | (ii) 1:500 scale site layout plan | | |
| | (iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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 the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF Mr P .Fannon

DATE 12th February 2001

ADDRESS 66 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 96/64432/F | MR & MRS. S. AL-HAMDEN | 2/ST. EXT/LOFT CONV. | 7.11.96 | CLA |
| FP96/5838 | " | " | 6.12.96 | |
| F/2000/0625 | Mr & Mrs Fannon | S/St R. Ext to form Conservatory | 10.04.00 | CL |
| | | | | |
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DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

**DEREK CANN ARCHITECT**

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

13.FEB.2001 5367

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

13.FEB.2001 5367

ref 0019
13th February 01

Dear Sir.

**Proposed New 1st Floor changing a Bungalow to a House.**
**66 London Road Wokingham**

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0019 / 01./ 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 13 FEB 2001 | |
| Officer: GA | Application No. F/2001/3367 |

**Map No.** 75A **Site** 013
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED ADDITION OF FIRST FLOOR TO DWELLING

Location: 66 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys

Applicant: MR P FENNON

**Fee** Received 95-00 (A) 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 : .....  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer adjacent to conservation area.
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:

.....
.....
No pre-apps.

### NEIGHBOURS:

S/N t see map.




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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

N
W E
S