APPLICATION NO:
F/2001/3378

LOCATION:
81 Tamar Way, Wokingham.

APPLICANT:
Mr Jarman

PROPOSAL:
Proposed erection of lean to on side of dwelling. (Retrospective).

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 12/04/2001

CASE OFFICER: **Patrick Haran**

RAILEX
Marbleboard

EASIFILE EP7

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Jarman
81 Tamar Way
Woosehill
Wokingham
Berkshire
RG41 3UB

Application Number: F/2001/3378

Parish: **WOKINGHAM**

Location: **81, Tamar Way, Wokingham.**

Proposal: **Proposed erection of lean-to on side of dwelling. (Retrospective).**

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.

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.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE7.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/04/2001

APPROVED

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.

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3378

Applicant : Mr Jarman .

Location : 81, Tamar Way, , Wokingham.
Proposal : Proposed erection of lean to on side of dwelling. (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		01/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/03/01

Date Registered : 15/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application <u>will have expired on</u>: <u>12/04/2001.</u> 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 :

MINERALS - PROPOSAL WILL NOT AFFECT ANY MINERAL RESOURCE

NEIGHBOUR RESPONSES - NONE

Planning Issues :

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

2/ IMPACT ON STREETSCENE

3/ DEVELOPMENT PLAN CONTEXT

4/ HIGHWAYS

APPROVED

Application Number: F/2001/3378

Appraisal:
The proposal under consideration is for the retention of a Lean-to structure. The structure is currently braced off an existing flank wall, to a height of approx. 2m, and bears on to the top of an existing boundary wall. The boundary wall stands at a height of 1.7m and separates the dwelling from the Woosehill spine road.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
Being sited to the boundary with the highway and only visible for approx. 300mm above the existing boundary wall, it is not considered that there is any adverse impact on the amenity of neighbouring properties.

2/ IMPACT ON STREET SCENE
Proposal would be visible from the Woosehill spine road. While there would be an impact on the streetscene, there are other similar developments along this road and, given the height of the proposal above the existing boundary wall, it is not considered to be a significant impact.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

APPROVED

Application Number F/2001/3378
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			NO CONDITION

RECORD OF SITE VISIT

SITE ADDRESS: 81 Tamar Way
Wokingham.

APPLICATION NUMBER: F/2001/3378

OFFICER: Patrick Haran

DATE OF SITE VISIT: 12/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES STREET LIGHTING TO WOOSEHILL RD

2. DESCRIPTION OF SURROUNDINGS Adjacent to Dual carriageway - set back 2M
2 storey Terraced housing

3. DESCRIPTION OF SITE/BUILDING End terrace

4. RELATIONSHIP TO ADJOINING PROPERTIES End Terrace & adj to H/WAY

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 2M Brick Wall to H/WAY

OTHERS

APPROVED

Memorandum

To: Patrick Haran

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Proposed erection of lean to on side of dwelling at 81 Tamar Way Wokingham

F/2001/3378

Thank you for your memo dated 26 February 2001, received today.

The development lies within an area with a strong presumption against allowing sand and gravel extraction, according to an area shown on the Berkshire Minerals Local Plan. Policy 11 of the Plan states that such a presumption applies to land within built up areas.

However, every planning application must be judged on its merits, and in the context of Policies 10 to 13 of the Minerals Plan that provide a framework against which the merits of applications outside Preferred areas will be judged.

In this case, the proposal will not affect any mineral reserve with any likelihood of mineral extraction.

Karen

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3378
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3378

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3378
81, Tamar Way, , Wokingham.
Proposed erection of lean to on side of dwelling.
(Retrospective).

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3378**
81, Tamar Way, , Wokingham.
Proposed erection of lean to on side of dwelling. (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3378

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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John Mitchell

John Mitchell
Development Control Manager

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81, Tamar Way, , Wokingham.
Proposed erection of lean to on side of dwelling. (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3378

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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81, Tamar Way, , Wokingham.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3378**
81, Tamar Way, , Wokingham.
Proposed erection of lean to on side of dwelling. (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2001/3378

Proposal:
Proposed erection of lean to on side of dwelling. (Retrospective).

Location:
81, Tamar Way, , 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. 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

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	Valid 15 FEB 2001 (~~20 JAN 2001~~)
Officer: PH	Application No. F/2001/3378

Map No. 75 Site 0.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ERECTION OF LEAN TO ON SIDE OF DWELLING (RETROSPECTIVE)

Location: 81 TAMAR WAY

Parish: WOKINGHAM Ward: Evendons ✓ 28/2

Applicant: MR JARMAN

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

Enforcement Section (4) to be notified ☑ PW tick if required

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	Not present	31/1	✓ 5 FEB 2001
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	Not present.	31/1	✓ 5 FEB 2001
(3)	Forms unsigned	Not signed. Q3 site address		✓ 5 FEB 2001
4	Correct S 66 certificate		31/1	✓ 5 FEB 2001
5	Elevation plans			5 FEB 2001
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 .....
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.....
.....Mineral Site Consultation Area.....
.....

NEIGHBOURS:

.....Site notice and see map ✓.....
.....
.....
.....
.....
.....
.....
.....
.....

29 JAN 2001

25th January 2001

15.FEB.2001* 3378

15 FEB 2001

Mr P I Wratten
Senior Planning Enforcement Officer
Wokingham District Council
Environmental Services Dept
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mr C Jarman &
Miss Z C Tillyer
81 Tamar Way
Woosehill
Wokingham
Berkshire
RG41 3UB

Dear Mr Wratten

ERECTION OF 'LEAN TO' – 81 TAMAR WAY

Further to your letter dated 18th January 2001, I am pleased to enclose the completed planning application forms. I do apologise for the delay in submitting these plans to Wokingham District Council but due to unforeseen circumstances happening this has unfortunately meant that the plans where put to one side.

I would also like to enquire on receiving a refund for the sum of £24.42 that was spent with the Council for 6 x 1:2500 and 6 x 1:500 forms. The reason for this is because of, on speaking with a colleague of yours on 17th November 2000 after purchasing the forms he informed us that we need not of brought these forms for this type of application. The receipt number is 71327 if you wish to check your records.

required for app'. (see below) No refund otherwise.

We look forward to hearing from you in due course.

Yours sincerely

Mr C Jarman & Miss Z C Tillyer

Enclosure: 6 x *Householder planning application forms with 2 drawing sheets attached to each.*
Cheque to cover application fee - sum total £95.00

- 1:2500 & 1:500 x 6 of each completed
- signed & dated
- Q3 completed.

7/2/01

wok-let2

1764

ADDRESS 81 TAMAR WAY PARISH WOKINGHAM

PLOT No. 176 AREA 7 WOOSEHILL ORD. SHEET No. Gu. 796 (7) -

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11497				
BR 13339	BUSHWOOD			
15280				
23823	MILL LODGE	TERR. HOUSE & GARAGE	18.7.85	CIA
BR 25277	"	"	24.10.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

① MASTER CARD FOR

ADDRESS TAMAR WAY PARISH WOKINGHAM

PLOT No. AREA 7 - WOODSHILL ORD. SHEET No. SU.7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/47/66	LAND COMMISSION	RES DEV.	22.12.66	R
0/41/69	CALGARY & EDMONTON	"	23.12.69	R
0/42/70	"	"	18.2.70	R
0/42/71	"	"		
0/16/72	P.M. SMITH	"		R
0/66/72	ROBINSON & CO.	RES. & COMM. DEV.	18.10.72	R
* 0/77-9/72	FAIRVIEW ESTATES	RES DEV.	2.1.73	R
* 0/24/73	CONSORTIUM OF LANDOWNERS	"		C/A
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN	20.2.75	R
05929	FAIRVIEW ESTATES	RES DEV.	WITHDRAWN	
06033	HAMPSHIRE & CITY ESTATES	ACCESS TO SPINE ROAD	14.4.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION * APPEALS DISMISSED • APPEAL GRANTED

SPECIAL ORDERS

DRAINAGE

091074

② MASTER CARD FOR

ADDRESS TAMAR WAY PARISH WOKINGHAM

PLOT No. AREA 7 - WOODSHILL ORD. SHEET No. SU.7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR6939	HAMPSHIRE & CITY ESTATES	LINK ROAD & SEWERS	28.8.77	APP. N/A
07754	FAIRVIEW ESTATES	211 HOUSES & GARAGES	13.4.78	N/A REG.
08481	"	202 "	6.7.78	N/A C/A
09930	BUSHWOOD PROPERTIES	233 "	15.3.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

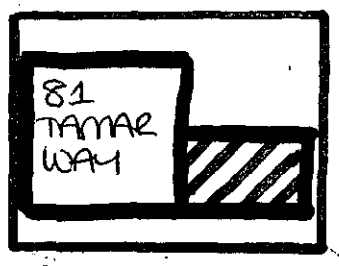
Environmental Services

For office use only.
Application number: 15.FEB.2001 * 3378

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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 C JARMAN
	Address and postcode	81 TAMAR WAY WOOSEHILL BERKSHIRE RG41 3UB
	Phone number	0118 377 6403
	Agent's Name	N/A
	Address and postcode	N/A
	Phone number	N/A
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TO ERECT A 'LEAN-TO' TO COVER SIDE PASSAGEWAY TO HOUSE
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.	STAINED TIMBER PLASTIC CLEAR CORREGRATED SHEETING
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: 3	Proposed: 0
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

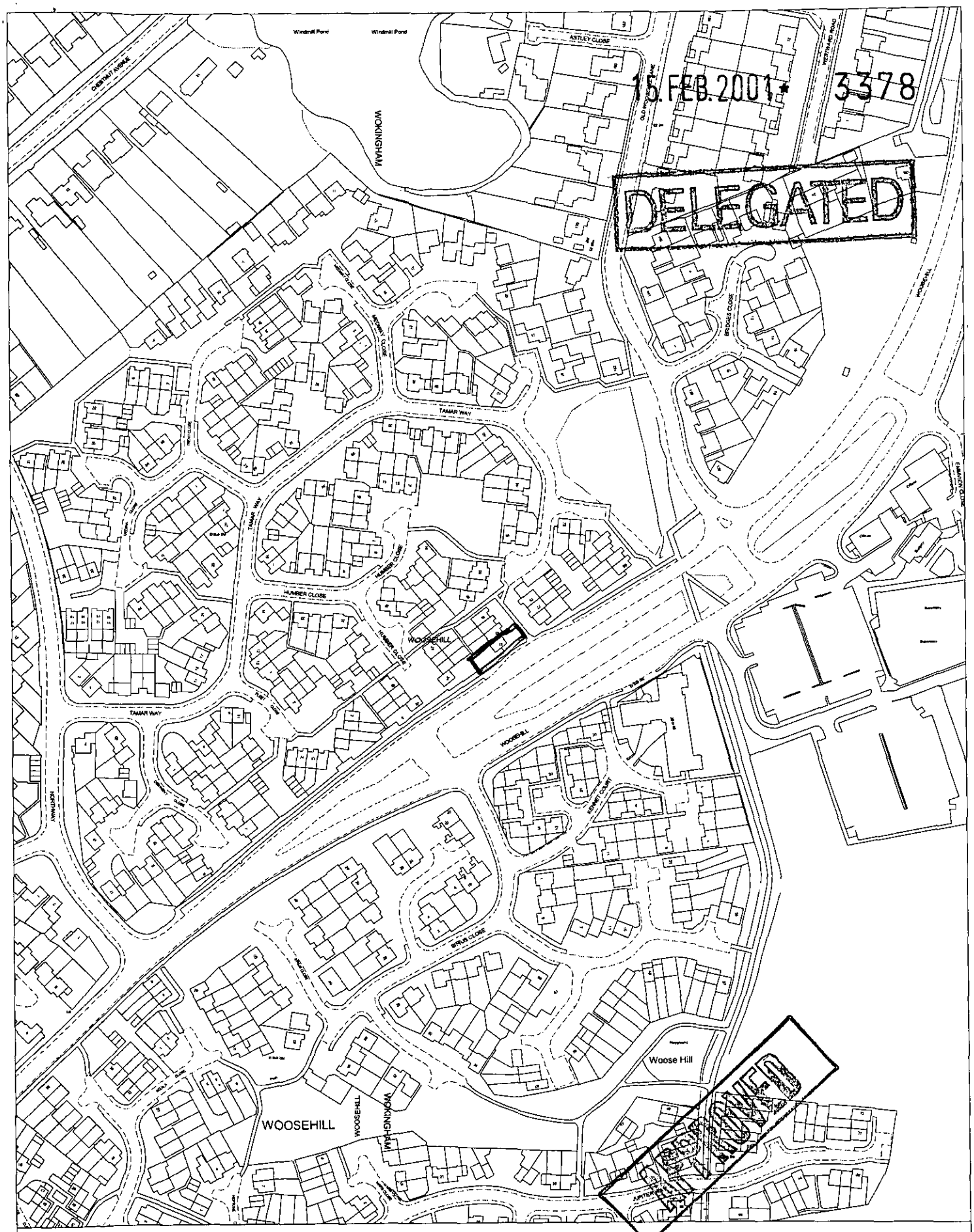
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 4-2-01

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



Site Plan, Scale: 1 to 2500

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Date: 17 November 2000

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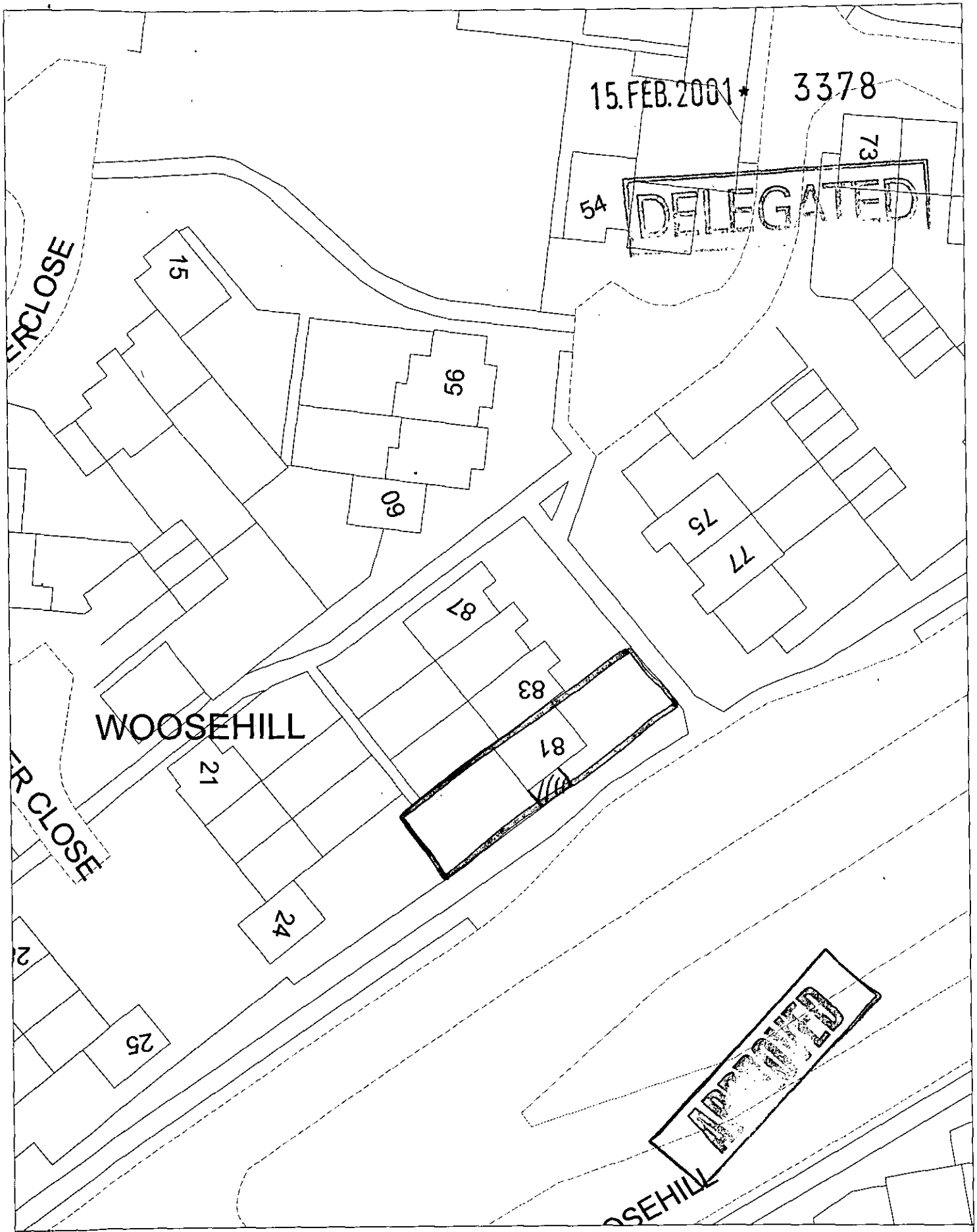

Site Plan, Scale: 1 to 500

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Date: 17 November 2000

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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2001

Scale: 1 : 1250

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W E
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