BAIN EY SYSTEMS LTD SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814

APPLICATION NO:
F/2001/5898

LOCATION:
Toutley Cottage Toutley Road, Wokingha

APPLICANT:
Simon Allder C/O Mr D Skeet

PROPOSAL:
Proposed two storey side extension to dwelling with double garage and wall. (Amendment to consent 2001/4336)

EARLIEST DATE FOR DECISION: **06/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER: **Natalie Brown**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Simon Allder
C/O Mr D Skeet
38 Addiscombe Drive
Crowthorne
Berks

Application Number: F/2001/5898

Parish: **WOKINGHAM**

Location: **Toutley Cottage, Toutley Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling with double garage and wall. (Amendment to consent 2001/4336)**

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) 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
4. The proposed garage hereby approved shall have roller shutter doors and no other type of door shall be fitted.

Condition
5. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
6. No gates shall be provided at the front of the driveway and garage.

Condition
7. The extension shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
8. At no point shall the canopy area at the front of the garage be infilled, nor the garage doors moved from their approved position.

Condition
9. The ensuite window in the 1st floor front elevation and the bathroom window in the 1st floor rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. In order that a vehicle can be parked clear of the highway when the garage doors are open.

Reason
5. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
6. To ensure that vehicles can be driven off the highway before entering the garage, in the interests of road safety.

Reason
7. In the interests of highway safety and convenience.

Reason
8. To ensure that vehicles can be driven off the highway before entering the garage, in the interests of road safety.

Reason
9. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to drawing number 108:00:02 B which shows a distance of 5 metres from the garage door to path edge.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. 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 Policies LD3 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/03/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5898

Applicant : Simon Allder C/O Mr D Skeet.

Location : Toutley Cottage, Toutley Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling with double garage and wall. (Amendment to consent 2001/4336)

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/3

Date of Neighbour Notifications : .....

Date of Site Visit : 5/3. .....

Date Registered : 17/12/2001

Earliest Date for Decision : 06/03/2002

Latest Consultation Date/Site Notice Expiry Date : 06/03/2002

This application will have expired on: 11/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

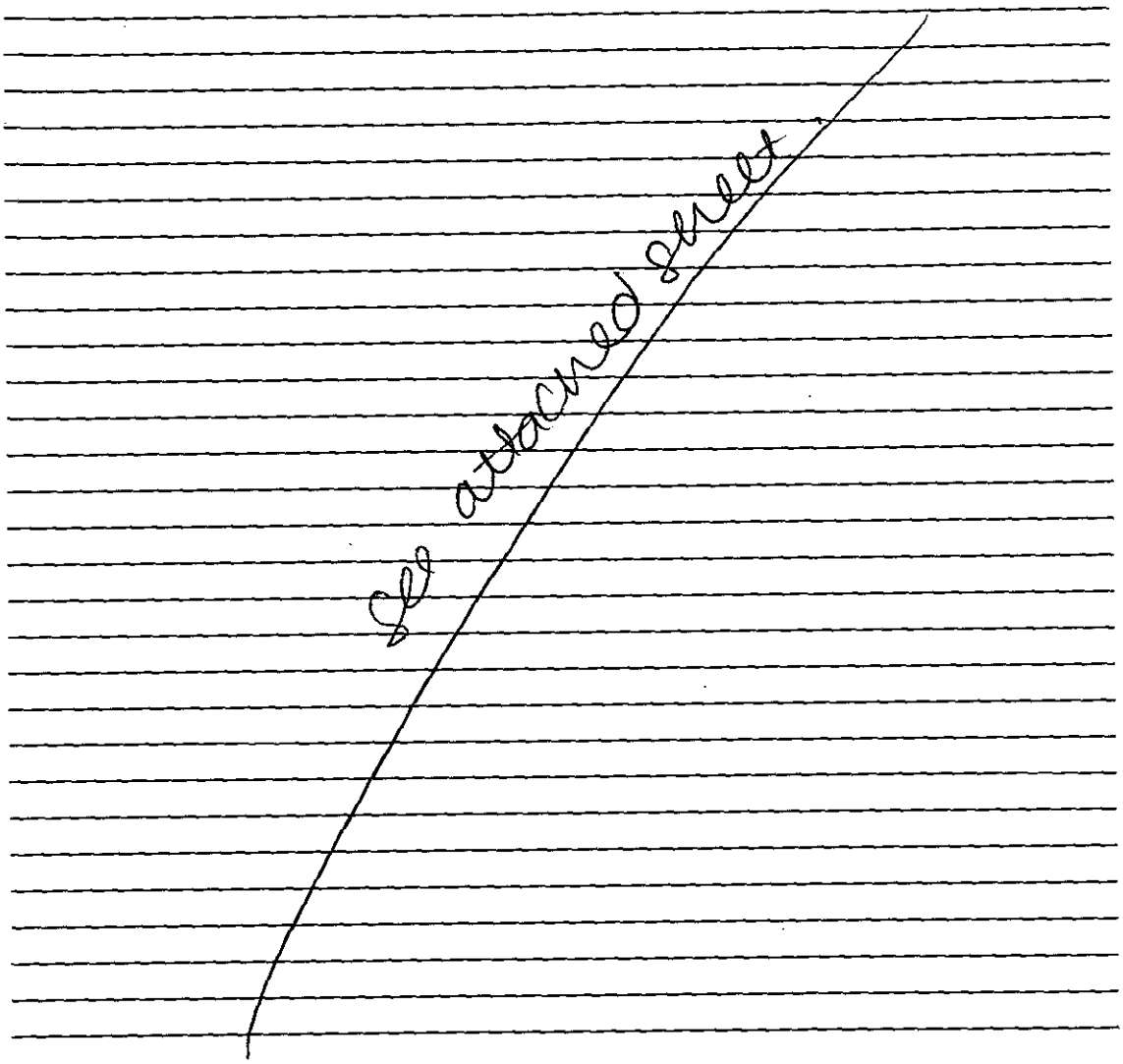
Consultation Responses :

Highways - condo.

Planning Issues :

Application Number: F/2001/5898

Appraisal :



Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/5898
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm · 5yrs -
(2)	C014	R014	Ex-finishes to match.
(3)	C049	R049	Garaging to be retained
(4)			The proposed garage hereby approved
			shall have roller shutter doors & no
			other type of door shall be fitted
		Reason	so that a vehicle can be parked clear
			of the highway when the garage doors
			are open.
(5)	C116	R140	surfacing of access
			Ins: - 7 metres.
(6)			No gates shall be provided at the front
			of the driveway and garage.
		Reason -	To ensure that vehicles can be driven off
			the highway before entering the garage,
			in the interests of road safety.
(7)	C128	R128 ·	visibility splays - private drives.
(8)			At no point shall the canopy area at
			the front of the garage be infilled, nor
			the garage doors moved from their approved
			position.
		Reason:	To ensure that vehicles can be driven off
			the highway before entering the garage, in
			the interests of road safety
(9)	C045	R045	ob. glazing
			Ins: ensuite | 1st floor front elevation
Informative for approvals			bathroom | 1st floor rear elevation.
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WOS2, WOS3, NBE1, WT7
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			LD3, EN1
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. [signature]
(Development Control Manager)

Date: 14.3.2002.

NO7 - Access.

Informative - This permission relates to 108:00.2.B which shows a distance of 5m from the garage door to path edge.

RECORD OF SITE VISIT

SITE ADDRESS: Toutley Cottage
Toutley Road Wokingham.

APPLICATION NUMBER: F/2001/5898

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5898 – Toutley Cottage

Appraisal:

Development
This application is an amendment to consent F/2001/4336, the principle of which has already been established (see attached report).

This application amends the previous application by changing the garage around to have its access from the front instead of the side. The canopy area would be moved to the front garage instead of being at the rear, so the footprint and plan form would be the same as previous.

The site lies within the identified settlement of Wokingham, and is a detached two-storey dwelling with single storey extensions on either end of the dwelling and is located opposite Summerfield Close, a residential Road. There is an electrical sub station to the right hand side (when viewed from the front) and a Pumping station to the rear of the property. Toutley Industrial estate is located to the north-west to the north-west of the site.

1) Impact upon neighbouring properties
   No additional impacts upon neighbouring properties compared to that previously approved.

2) Impact upon the character of the streetscene
   The issue is whether the changing round of the garage would have any detrimental impact upon the character of the street scene.
   Garage doors at the front of a property are an established part of a general streetscene. It is therefore considered that there would no adverse impact upon the character of the area.

   With regard to the canopy area, due to the fact that this would not be supporting a first floor above and would just have the roof above it. This is not considered to have any adverse impact upon the streetscene now that it has been moved to the front of the structure rather then being located to the rear of the structure.

3) Impact upon highway safety (parking provision)
   Provided that roller shutters are used on the garage, no gates are provided, and parking and garaging are retained, the Highways department would have no objections. It is also recommended that a condition be added to ensure that that open canopy area is not enclosed and the garage doors brought forward of their approved position. Without such a condition, the canopy could be infilled and there would not be enough space at the front of the garage to allow a car to be completely off the highway before the garage door is opened.

Approval: ✓ ~~**Refusal:**~~

Application Number: F/2001/4336 – Toutley Cottage -- previous application appraisal.

Appraisal:

Development

a) Proposed two-storey side extension to form family room & conservatory at rear with master bedroom and en-suite above.
This would be virtually the full depth of the house and be 5.2m in length. It would be full ridge height. It would match the style of the existing dwelling.

b) Proposed single storey side extension to form garage.
The entrance would be to the side of the garage, so from the front elevation, there would be two windows. This would be (when viewed from the front) 5.4m in width and 6m in length. It would have a pitched roof, 5.7m to the ridge.

c) Proposed front boundary wall.
This would increase the length of the existing wall across the extensions and driveway. It would match the existing front boundary wall and be 0.9m high wall with 1.2m brick piers. There would be a close boarded timber gate to the entrance to the drive.

The site lies within the identified settlement of Wokingham, and is a detached two-storey dwelling with single storey extensions on either end of the dwelling and is located opposite Summerfield Close, a residential Road. There is an electrical sub station to the right hand side (when viewed from the front) and a Pumping station to the rear of the property. Toutley Industrial estate is located to the north-west to the north-west of the site.

1) Impact upon neighbouring properties
It is considered that there would be no impact upon neighbouring properties. The site is a single detached dwelling, opposite Summerfield Close, with an electrical substation and water pumping station either side. There are therefore no adjoining properties to be affected by the proposed development.

2) Impact upon the character of the streetscene
(NB: no letters of representation have been received with regards to impact upon the streetscene)
The proposed two-storey side extension and front boundary wall would match the existing dwelling and wall in terms of style, design and materials and would therefore have no adverse impact upon the character of the streetscene.
Whilst the proposed garage, extension and existing dwelling would amount to a large amount of development along the road frontage, it is not considered that this would have any detrimental effects upon the streetscene. There are no other dwellings either side of the application site and so there would be no terracing issues, and no concern with regard to overdevelopment.
There would still be amenity space for the occupiers at the rear of the site.

It is therefore considered that there would be no adverse effects upon the character of the streetscene.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms to 4, therefore requiring 3 off-road parking spaces in order to comply with Council parking standards. This requirement has been met.
The proposed development would keep the existing drive and create a new driveway to access the proposed double garage.
Provided that the garaging and parking remain and are not changed, that 2.4m by 2.4m visibility splays are provided for the new driveway, the new vehicular access is surfaced with a bonded material, and that no gates are provided on the existing and proposed driveway, the Highway department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 13 February 2002

Application Number: F/2001/5898

Proposal: Proposed two storey side extension to dwelling with double garage and wall. (Amendment to consent 2001/4336)

Parish: WOKINGHAM TOWN

Site Address:
Toutley Cottage, Toutley Road, , Wokingham.

Applicant:
Simon Allder C/O Mr D Skeet.

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).

Drawing N°. 108/00/02/B.

1/ C049, R049

2/ The garage is to have roller shutter doors.
R: So that a vehicle can be parked clear of the highway when the garage doors are open.

3/ C140(INSERT: 7 metres), R140.

4/ No gates are to be provided

5/ C128, R128. (Notwithstanding the plans submitted).
NO7.

Signed: _____ **Print name:** ADAM.

NOTE TO PO: The site plans do not correspond with the approved drg. no. as the garage is not set back 5.0m from the highway boundary.

Application Number : F/2001/5898	**Map No :** 61
Case Officer : Natalie Brown	**Site Area :** 0.04
Valid Date : 17/12/01	**Received Date: 17/12/2001**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling with double garage and wall. (amendment to 4336)

Location : Toutley Cottage, Toutley Road, , Wokingham.

Parish : WK **Ward : EMM**

Applicant : Simon Allder C/O Mr D Skeet.

Fee Required: £0 **Fee Received: £0** amendment to consent 4336 ~~no fee paid on 4336~~

Additional: ..... **or Refund:** .....

Enforcement Section to be notified ☐ *(tick if required)*

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None – photocopied from 4336	✓	
BLOCK PLANS			
FORMS UNSIGNED	Is this an amendment to 4336	– Yes ✓	
S.66 MISSING/INCORRECT/ UNSIGNED	~~Signed on behalf of LISA WARD not applicants name~~		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTE REQUIRED			
OTHER			

Previous appn F12000/4336 C/A ~~[illegible]~~

Please can you make the logging on of the appn a priority as this was rec'd on 17/12/02 & applicant been waiting for a decision – & passed over to Jan/Dawn asap for marking up & allocate appn to me.

Thanks very much

Natalie

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB ✓ adj to Sub-stations ✓

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill Cons + Groundwater Protection Zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

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.....

NEIGHBOURS

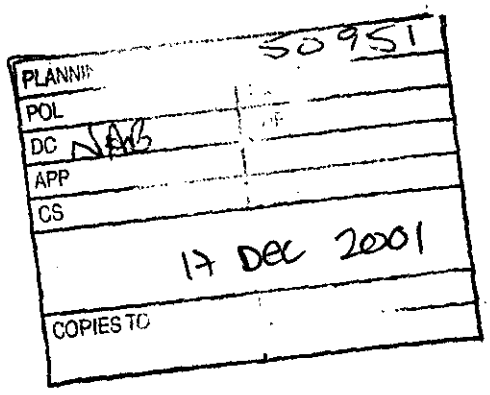
..... ✓

SN + See map .....

.....

No pre-apps

17.DEC.2001 5898



Toutley Cottage
Toutley Road
Wokingham
Berkshire
RG41 1QN

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Re: Application No.:F/2001/4336 (Previous Application No. F2000/0971)

Dear Sir/Madam

Please find enclosed new drawings showing a detail change as discussed with the duty planning officer and Steve Auten from Highways.

The reason is that having marked out the site the driveway on the original scheme proved a little unsatisfactory. By moving this to the front of the property & moving the garage doors 90 degrees it seems more logical and making use of space much better.

As mentioned, this revision was discussed with planning and Highways, both of which forsaw no problems in principle as the location of the driveway had been previously agreed on this application. The footprint of the scheme remains unchanged.

I have however, filled out a fresh application in case you wished to proceed on that basis.

I apologise for any inconvience so caused and await your reply.

Thanking you in anticipation.

Yours sincerley,

pp SDhard.

Simon Allder.

enc.

5898

Environmental Services

For office use only.
Application number: 17 DEC 2001 * 5898

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 Address and postcode Phone number	SIMON ALLDER TOUTLEY COTTAGE, TOUTLEY ROAD, WOKINGHAM BERKSHIRE RG41 1QN 0118 978 9007
2	Agent's Name Address and postcode Phone number	MR D. SKEET 38 ADDISCOMBE DRIVE CROWTHORNE BERKS 0378 418715
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.	TOUTLEY COTTAGE TOUTLEY ROAD WOKINGHAM BERKS RG41 1QN
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION WITH SINGLE STOREY PITCHED ROOF DOUBLE GARAGE & WALL
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 & SLATE ROOFS TO MATCH EXISTING
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

13-DEC-01 10:01 ST PETERS ST 01962840314 PAGE: 1

	Existing:	Proposed:
9	3	4
10	Yes ☐	No ☑

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 Environmentel 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.

14/04/01

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:

on behalf of SIMON ALLDER ~~LISA LAGO~~

Date 14/04/01

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

1933 Toutley Cottage

ADDRESS Toutley Road PARISH Wok.

PLOT No ORD. SHEET No.

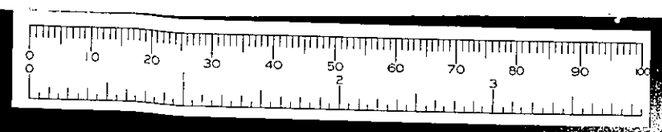
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0971	Mr Alder.	2/St Side ext	15.1.01	Withdrawn
F/2001/4336	" "	2/St. Sid. ext. with S/St. Sid. ext → garage + boundary wall	23.8.01	C/A

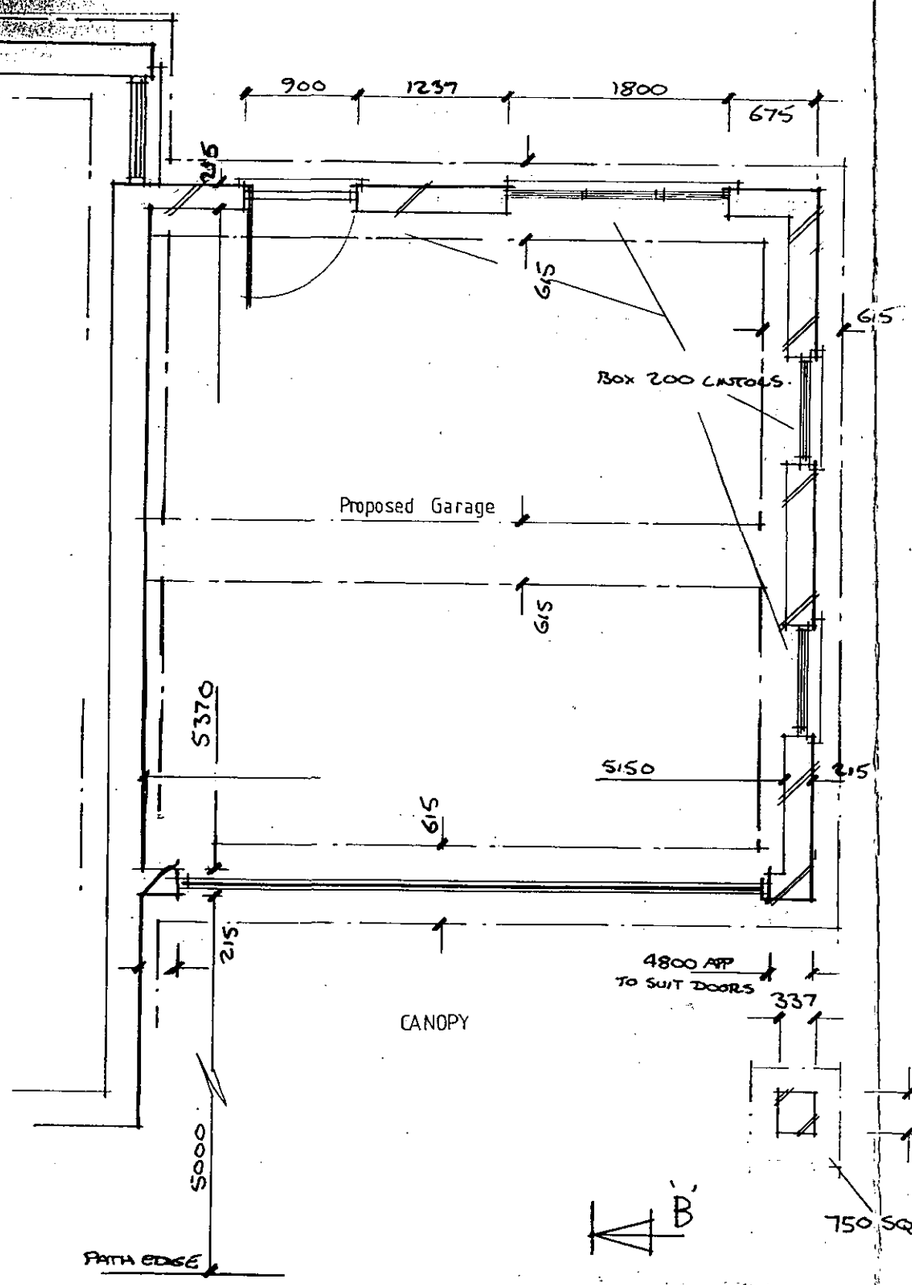
MINISTRY DECISION

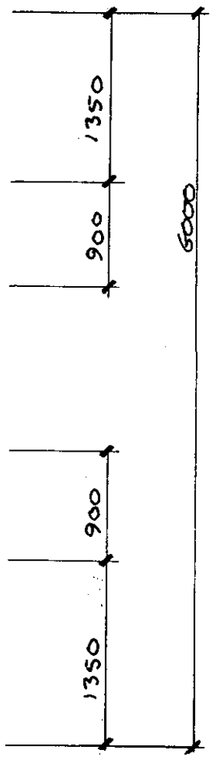
SPECIAL ORDERS

17 DEC 2001 • 5898









APPROVED

ISSUE	DATE	REVISION
A	OCT 01	BUILDING REG INFO ADDED.
B	DEC 01	REDRAWN.

CLIENT

Mr Alder

JOB

Extension & Alterations to
Toutley Cottage, Toutley Road
Wokingham
Berks

TITLE

Garage Plan/Details

SCALE 1:50

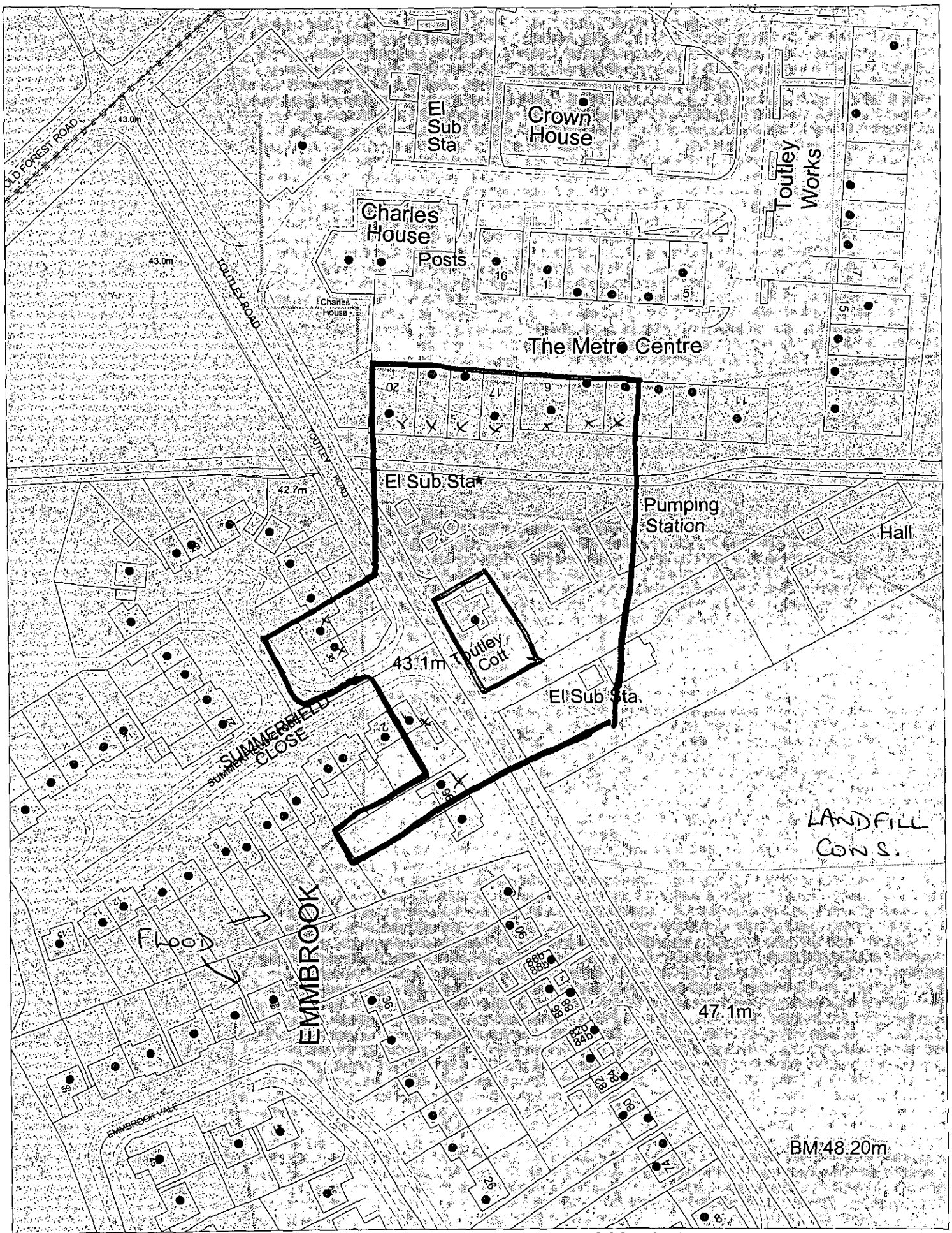
DATE Feb 01

DRN BY D.S

DRAWING N° 108:00:02

B

17.DEC.2001 5898



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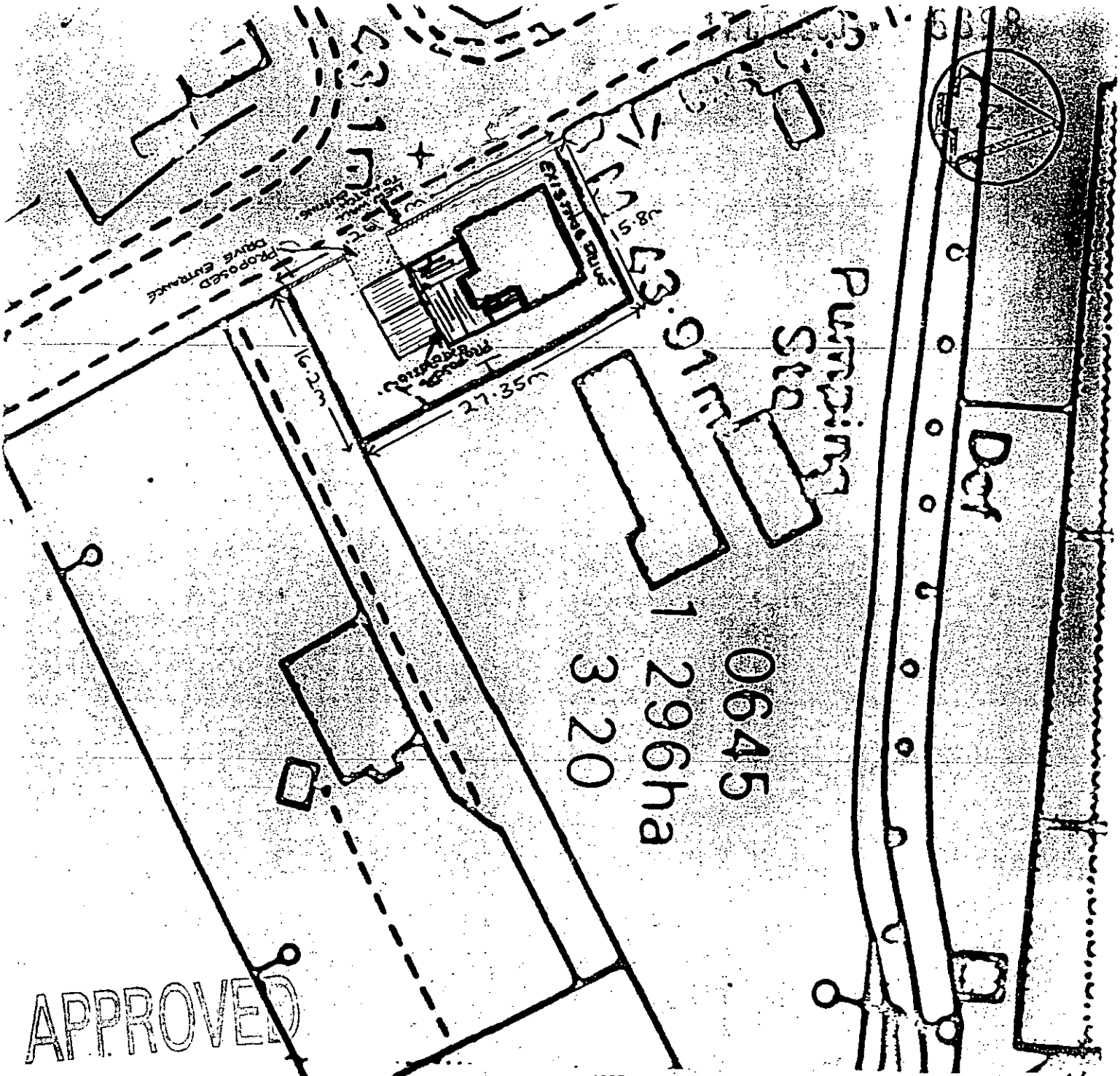
Development Control Section, Environmental Services, Wokingham District Council.
13 February 2002

Scale: 1 : 1250

N W E S



APPROVED

4905

WOKINGHAM DISTRICT COUNCIL

SALE OF COUNCIL HOUSES
HOUSES ACT 1985

ADDRESS:

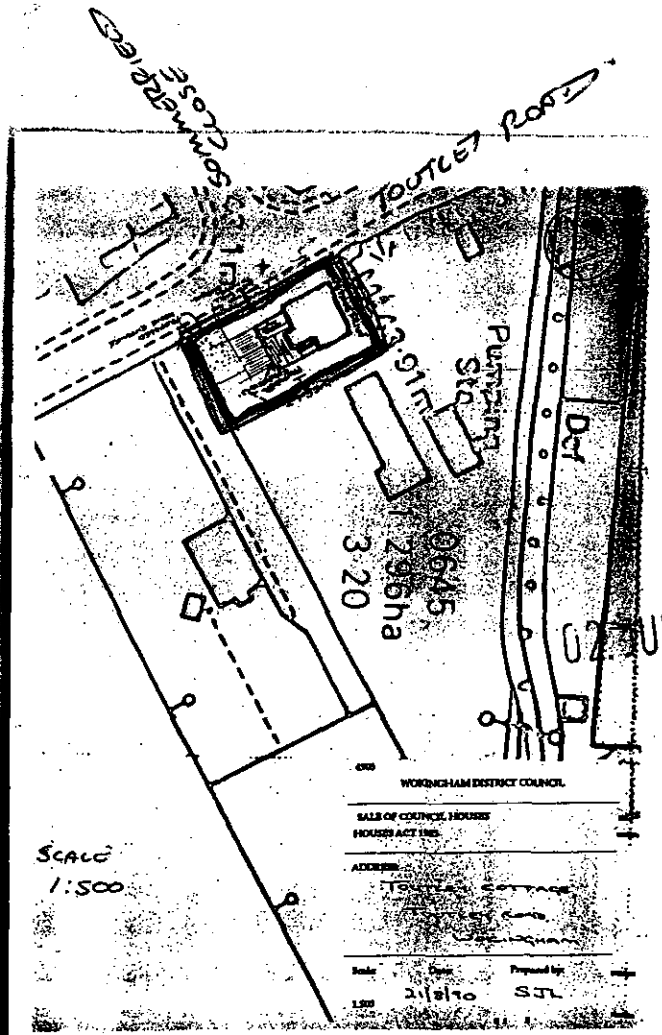
TOUTLEY COTTAGE,
TOUTLEY ROAD,
WOKINGHAM.

Scale:	Date:	Prepared by:
1.500	21/8/90	SJL

SCALE
1:500

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	

17.DEC.2001* 5898



02.JUL.2001* 4336

APPROVED

SCALE 1:1250