APPLICATION NO:
F/2000/0842

LOCATION:
19 Waterloo Road, Wokingham.

APPLICANT:
Mr Mrs Murrey C/O Green Shadows Design

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **08/04/2000**
28 Day neighbour consult : 21/04/2000.
APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Murrey
C/O Green Shadows Design
Green Shadows
9 Waterloo Road
Crowthorne
Berks
RG45 7PB

Application Number: F/2000/0842

Parish: **WOKINGHAM**

Location: **19, Waterloo Road, Wokingham.**

Proposal: **Proposed single storey rear extension 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the north elevation facing 21 Waterloo Road.

Condition
5. The annexe extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on plan/drawing number 01A.

Condition
6. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 01A submitted to the Local Planning Authority showing window to replace french doors on rear extension and front kitchen window enlarged.

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. In the interests of highway safety and convenience.

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

Reason
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
6. For the avoidance of doubt.

John Mitchell CH
Development Control Manager
Date: 16 May 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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/0842
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Murrey
c/o Green Shadows Design
9 Waterloo Road
Crowthorne
RG45 7PB

Dear Mr & Mrs Murrey

PLANNING PERMISSION 2000/0842
SITE: 19 WATERLOO ROAD WOKINGHAM BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0842 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NATALIE BROWN
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0842	NB
BUILDING CONTROL NUMBER.	FP2000/1111 Howard	
~~APPLICANT~~/AGENT	Green Shadows Design	
ADDRESS OF SITE	19 Waterloo Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01B	01A minor amends
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0842

Applicant : Mr Mrs Murrey C/O Green Shadows Design.

Location : 19, Waterloo Road, , Wokingham.
Proposal : Proposed single storey, rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4.

Date of Neighbour Notifications : ✓

Date of Site Visit : 10/4

Date Registered : 06/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000
28 Day members exp: 12/04/2000
Application Expiry Date: 01/05/2000

Consultation Responses :
Wokingham TC: 29/3 "No objections"

Highways: Request new parking plan.
Plan received 28/4.
highways comments 2/5 - conditions
Neighbours/SN: none received.

Planning Issues : (ID'd sett)

1) Impact upon neighbouring properties
2) Impact upon the streetscene.
3) Impact upon highway safety.

Revised parking plan & minor amendments received 28/4/2000
showing window in rear bedroom - not french doors
& front kitchen window enlarged.

Application Number: F/2000/0842

Appraisal :

will form 2 kitchens ∴ overall proposed is granny annexe.

1) Impact upon neighbouring properties:-
The proposed development is for internal alterations & a single storey rear extn forming a shower & bedroom.
The rear extn will have a flat roof (matching existing). height 2.8m. The length will be 5m from the kitchen & be 4.3m width.
There is a high wall (2m or higher) running between Nos 19 + 21 — there will be no side windows facing No 21 ∴ no overlooking
Boundaries:- 1.8m fencing with No 17
high brick wall (full length garden) with No 21
fencing/hedging at rear.
It is not considered that the proposed development would cause any overlooking/overshadowing nor be overbearing upon neighbouring properties. (condition added re windows facing No 21).

2) Impact upon the street scene.
Materials will match existing & be of a similar style to the existing single storey rear extn & cuts down on the scale of development
~~The development is reduced over that of 96/646234 which was refused~~
previously on ~~sight~~ site in the past ∴ no detrimental impacts.

3) Impact upon highway safety.
4 proposed bedrooms ∴ 3 off-road parking spaces
There is one at front & 2 at rear (separate access at rear of property). Highway dept is happy with the plans.
The parking spaces will be some distance from the dwellings.
No detrimental impact to highway safety.

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

Application Number F/2000/0842
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORKS.
③	SC23	SR14	PARKING + TURNING.
④	SC08	SR05	NORTH ELEVATION FACING 21 WATERLOO ROAD
⑤	SC14	SR23	ANNEXE EXTENSION
			DRAWING C1A
⑥	SC04	SR04	• PERMISSION
			• DRAWING NUMBER C1A
			• 1) INCREASED PARKING SPACE SIZE
			2) WINDOW TO REPLACE FRENCH DOORS ON REAR BEDROOM
			3) FRONT KITCHEN WINDOW ENLARGED.

John Mutchan
11/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2000/0842

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/4

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - side of garden

2. DESCRIPTION OF SURROUNDINGS

Residential.
terraced & detached. varying size & design

3. DESCRIPTION OF SITE/BUILDING

Existing S.S. flat roof extn (kitchen) proposed extn will be added on to this (flat roof also) near garden - enclosed. & same height.
patio area by rear house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached from → 21 — have existing S.S flat roof extn (beyond existing extn at № 19)
← joined to 17.
(NB:- no side windows to face → № 21).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING one space at front.

LEVELS N/A.

BOUNDARY TREATMENT → № 21
- existing built wall (1.8 - 2m) with 21 (full length garden)

OTHERS
- fencing (1.8m) with № 17. (& hedging at rear of garden)
- ~~(full length garden)~~
- fencing at rear.

*2x PRE-APPS ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 MAR 2000	Map No. 76 Site 0:02
Officer: NAB / Application No. F/2000/0842	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 19 WATERLOO ROAD

Parish: WOKINGHAM Ward: Wescott

15.3.2000

Applicant: MR/MRS MURREY

Fee Received 95-00 (10) 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	WEST ELEVATION - NEW EXTENSION	15-3-2000	
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 : 15.3.2000 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:

2x ~~PEA~~ PRE-APPS ATTACHED.

NEIGHBOURS: S/N + 5+3 Waterloo Crescent ✓

21+17 Waterloo Road.

22+16 Waterloo Road.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 15 March 2000

Application Number: F/2000/0842

Proposal: Proposed single storey rear extension to dwelling

Site Address:
19, Waterloo Road, , Wokingham.

Applicant:
Mr Mrs Murrey C/O Green Shadows 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

IN ACCORDANCE WITH OUR STANDARDS A MINIMUM DIMENSION OF 4.8m IS THE REQUIRED LENGTH OF A PARKING SPACE AND 6m IS ALSO REQUIRED FROM THE EDGE OF THE SPACE TO ALLOW TURNING, THEREFORE THE DISTANCE MEASURED FROM THE FRONT OF THE SPACE TO THE OPPOSITE SIDE OF THE ROAD SHOULD BE AT LEAST 10.8m. THE PLAN SUBMITTED SHOWS 10 m, PLEASE REQUEST REQUEST REVISED PLAN TO SHOW LENGTH OF THE SPACES INCREASED TO 5.8m.

AMENDED PLANS —

SC 23 : MODIFY PARKING / TURNING.

JC 2/5/00

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

29-3-00

GREENSHADOWS
Architectural Services



24th April 2000

PLANNING SERVICES	HPT 28804
POL	TLS
DC	ENF
APP	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Environmental Services Dept
Planning Dept
P O Box 157
Shute End
Wokingham

For the attention of Natalie Brown

Dear Ms Brown

RE: EXTENSIONS TO 19 WATERLOO ROAD WOKINGHAM APP F/2000/0842

Further to our recent telephone conversation regarding the above application, I enclose 6 copies of revised drawing No.01A for your approval.

As requested the rear car parking spaces have been adjusted, two further minor revisions have been carried out in accordance with my clients instructions are as follows:

1) French doors to rear bedroom changed to window.

2) Kitchen window to front elevation increased in width.

I trust that these amendments will meet with your approval.

Yours Sincerely,

J R BROWN

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

G SERVICES | HPT
TLS
ENF
25 MAR 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0842

Proposal: Proposed single storey rear extension to dwelling

Site Address: 19 Waterloo Road, Wokingham

Applicant: Mr & Mrs Murrey c/o Green Shadows Design

Your observations are required in respect of this application by **08/04/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

Environmental Services

For office use only
Application number 06 MAR2000* 0842

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 MURREY
	Address and postcode	19 WATERLOO ROAD WOKINGHAM RG40 2JE
	Phone number	
	Agent's Name	GREEN SHADOWS DESIGN
	Address and postcode	GREEN SHADOWS 9 WATERLOO ROAD CROWTHORNE BERKS RG45 7PB
	Phone number	01344 773775
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.	19 WATERLOO ROAD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO FORM GRANNY ANNEXE

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 BRICKWORK TO MATCH EXTG FELT FLAT ROOF	
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: 4
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
MR & MRS J LANGLEY	21 WATERLOO ROAD WOKINGHAM BERKS	24/2/2000

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS MURREY

Date 24/2/2000

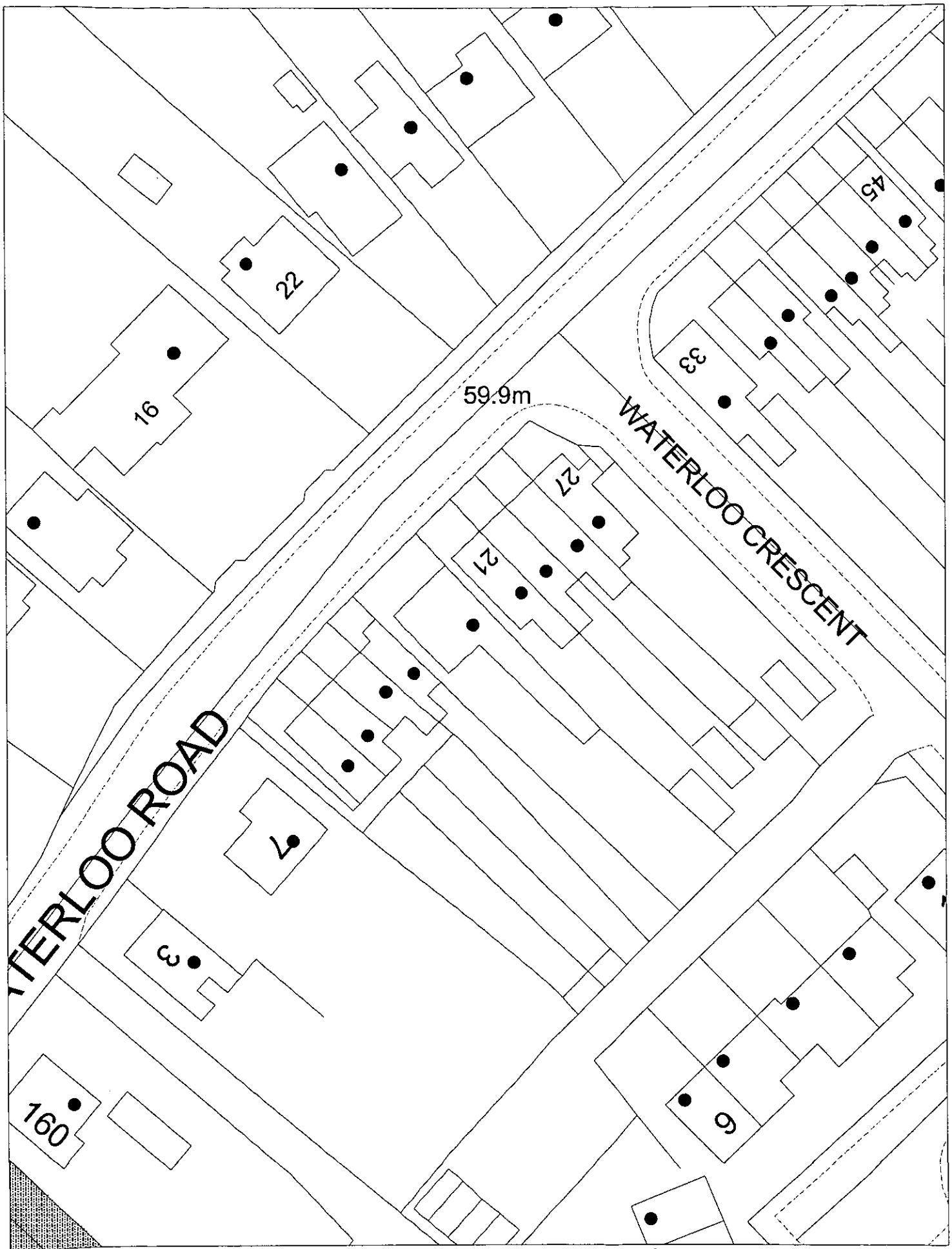
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

19, ~~18~~ WATERLOO ROAD

76

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
~~0/45/71~~			~~Gregory / Res Dev Trans 22/72, 6/73, 17/73~~	~~[illegible]~~			
R/145/72		5.6.72	Alterations to kitchen and diningroom	5.7.72C			
	8888M	2.6.72	do.		27.6.72		
~~B/22/72~~			~~Gregory / Res Dev Trans~~	~~8/6/72C~~			
96/64633 / F			2/St. Hi. (MR & MRS MURRAY)	16.12.96	C/A		
FP96/5881			2/St. Hi. (MR & MRS MURRAY)		8.11.96	C/APD	

06.MAR2000* 0842



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 500

N
W E
S

06.MAR2000 0842

NORTH ELEVATION

EXISTING 1:100