APPLICATION NO:
F/2000/0478

LOCATION:
17 Derwent Close, Wokingham.

APPLICANT:
Mr & Mrs Major C/O Mr S Kendrick

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Major
C/O Mr S Kendrick
4 Cody Close
Woodley
Berkshire
RG5 4XN

Application Number: F/2000/0478

Parish: **WOKINGHAM**

Location: **17, Derwent Close, 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 17 March 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.

Received by Wokingham District Council

Application No: F/2000/0478

Proposal:
Proposed single storey rear extension to dwelling.

Location:
17 , Derwent Close, , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. 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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 April 2000
My ref: NB/CRW/F/2000/0478

Mr S. Kendrick
4 Cody Close
Woodley
Reading
Berks
RG5 4XN

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 Mr Kendrick,

APPLICATION: F/2000/0478
SITE: 17 DERWENT CLOSE, WOKINGHAM

I refer to your letter and drawing (99/115 -1, revision A) received on the 3 April 2000 with reference to the above.

I can confirm that removal of the chimney at the above property and making good of the brickwork will be treated as a minor amendment. However, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Chris Wood
Head of Transportation and Planning

PLANNING SERVICES	HPT 27185
POL	TLS
DC ✓ NB	ENF
APP	
CS	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

4 Cody Close,
Woodley,
Reading,
Berks, RG5 4XN.

PLANNING DEPT.
~~Building Control~~,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham

30th March 2000

Dear sir/madam,

RE: APPLICATION No. F2000/0478
Single storey rear extension at 17 Derwent Close, Woosehill, Wokingham.

Further to our meeting please find enclosed a copy of the amended planning drawing showing the chimney being removed as requested by Mr & Mrs Major for the above project, as discussed I trust this can be treated as a minor amendment.

Should you have any further queries please do not hesitate to contact me on 0402 882052.

Yours sincerely

S. KENDRICK

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0478	NB
BUILDING CONTROL NUMBER.	PP2000/0200	Alison
APPLICANT/AGENT	Mr S Kendrick	
ADDRESS OF SITE	17. Derwent Close Woosehill WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/111-3	00/111-3.
ELEVATIONS	99/115-2	99/115-1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		17/3/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	20/1/00.	21/3/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	20/1/00.	31/1/00.	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0478
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 17 Derwent Close Wokingham.

APPLICATION NUMBER: F/2000/0478

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4/2
on fence by garage

2. DESCRIPTION OF SURROUNDINGS
Residential.
Link d } mixture of type & design.
semi-D }

3. DESCRIPTION OF SITE/BUILDING
CORNER PLOT – facing Northway & Woodhill Lane.
(roads not visible from plot)
Garage app 1m beyond main b.line.
LD has a flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Nos 14+15 b.line beyond Nos 17+16
↳ (1st floor side window NOT obs. glazed)

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING N/a

LEVELS /

BOUNDARY TREATMENT 1.8m ~~fence~~ wall with roads
1.8m fence with ~~15~~ 16

OTHERS /

Extn to be ~~be~~ full width of dwelling
set app 1~1.5m from wall with northway
main dwelling app 1 – 1.5m from boundary with → No 16.
(width of garage).

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0478

CONFIDENTIAL

Councillor D 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
Dx: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0478
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 6/3/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0478**
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0478

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: F/2000/0478
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0478**
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0478

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0478
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000 .

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0478**
17 , Derwent Close, , Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0478

Applicant : Mr & Mrs Major C/O Mr S Kendrick.

Location : 17 , Derwent Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/2/2000

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....21/2/2000.....

Date Registered : 31/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Wokingham T.C : 17/2 ~ no objections

Neighbours/SN. none received.

Planning Issues : (D'd Sec H).

① Impact upon neighbouring properties.

② Impact upon the street scene.

Application Number: F/2000/0478

Appraisal :

① Impact upon neighbouring properties.
The proposed development is for a single storey rear extension, forming an extension to the lounge + study (which will form a lounge extn + study). It will be the full width of the dwelling (6.5m, and 7.6m to include width of addition to rear of garage).
It will protrude beyond the existing rear line of the lounge by 2.8m. The north-east elevation will see a 1.7m protrusion beyond the existing garage. It will be 2.5m to eaves & 3.7m to the ridge. (The roof will be pitched) The small extension at the rear of the garage will have a flat roof of 2.6m height (to match the existing garage). There will be the addition of one small window in the south-west elevation - but this will not cause any overlooking.
The site is bounded by a 1.8m enclosure ~ a 1.8m fence with No 16. (The garage extn will be set app 0.15m from the boundary & the main extension 1.3m away. There is however the width of the garages between the two properties ~ 2.5m).
~~The site~~ As the site is a corner plot with 'Northway' & 'Wasserin' these two sides of the plot are bound by a 1.8m wall.
The proposed d'ment will have no overbearing effects & will not overlook or overshadow :. no detrimental impact to neighbouring properties.

② Impact upon the street scene.
Materials will match existing.
The roof the extn may be visible from the road (The roads are not visible from the plot due to the walls), but this will have no significant impact :. no detrimental impact

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2000

Officer: NAB | Application No. F/2000/0478

Map No. 75 Site 0:04

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: 17 DERWENT CLOSE

Parish: WOKINGHAM Ward: Evendons 7.2.2000

Applicant: MR/MRS MAJOR

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

(6)

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	~~agric cert attached~~		
(5)	Elevation plans	~~front elevation~~		
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 : 11.2.2000 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:

.....

.....

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

NEIGHBOURS:

..... S/N Sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
17 FEB 2000
COPIES TO: | ACK:
FILE:

Case officer: Natalie Brown

Application Number: F/2000/0478

Proposal: Proposed single storey rear extension to dwelling

Site Address: 17 Derwent Close, Wokingham

Applicant: Mr & Mrs Major c/o Mr S Kendrick

Your observations are required in respect of this application by **02/03/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 15/2/2000

CLERK TO Wokingham Town Council

Tel. 0118 974 6443 (Direct Line)
Date. 20 January, 2000
My ref. CD/FP2000/0200 Please file in Wokingham / B

Mr S Kendrick
4 Cody Close
Woodley
READING
Berks

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
E-mail:

Dear Mr Kendrick,

17,DERWENT CLOSE, WOOSEHILL, WOKINGHAM

Thank you for your Building Regulations Application Number FP2000/0200 received on 14 January.

The proposed works require planning permission as the proposal is nearer to the highway than the original dwellinghouse, under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A.

If you are intending to pursue this proposal would you please submit a planning application to this department by 10 February. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Cc Mr G Major, 17 Derwent Close

ADDRESS 17 DERWENT CLOSE PARISH WOKINGHAM

PLOT No. 236 ORD. SHEET No. SU 7968(75)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11497				
BR22647				
21391				
23731				
BR25177	MILLBROOK HOMES	"	27.9.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Eng - Prop purchase of land to rear of 14, 15, 16 & 17

DRAINAGE PD - Kendrick - 20/1/00 Mr. G Major - 9/9/99

091074

Environmental Services

For office use only.
Application number:

31.JAN.2000* 0478

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 MAJOR
	Address	17 DERWENT CLOSE
	and postcode	WOOSEHILL
		WOKINGHAM
	Phone number	
	Agent's Name	MR S. KENDRICK
	Address	4 CODY CLOSE
	and postcode	WOOLEY
		READING
		RG5 4XN
	Phone number	0402 882052
3	Site	17 DERWENT CLOSE
	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.	WOOSEHILL
		WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	BRICKWORK TO MATCH EXTG
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: 3
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.~~ STET

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.

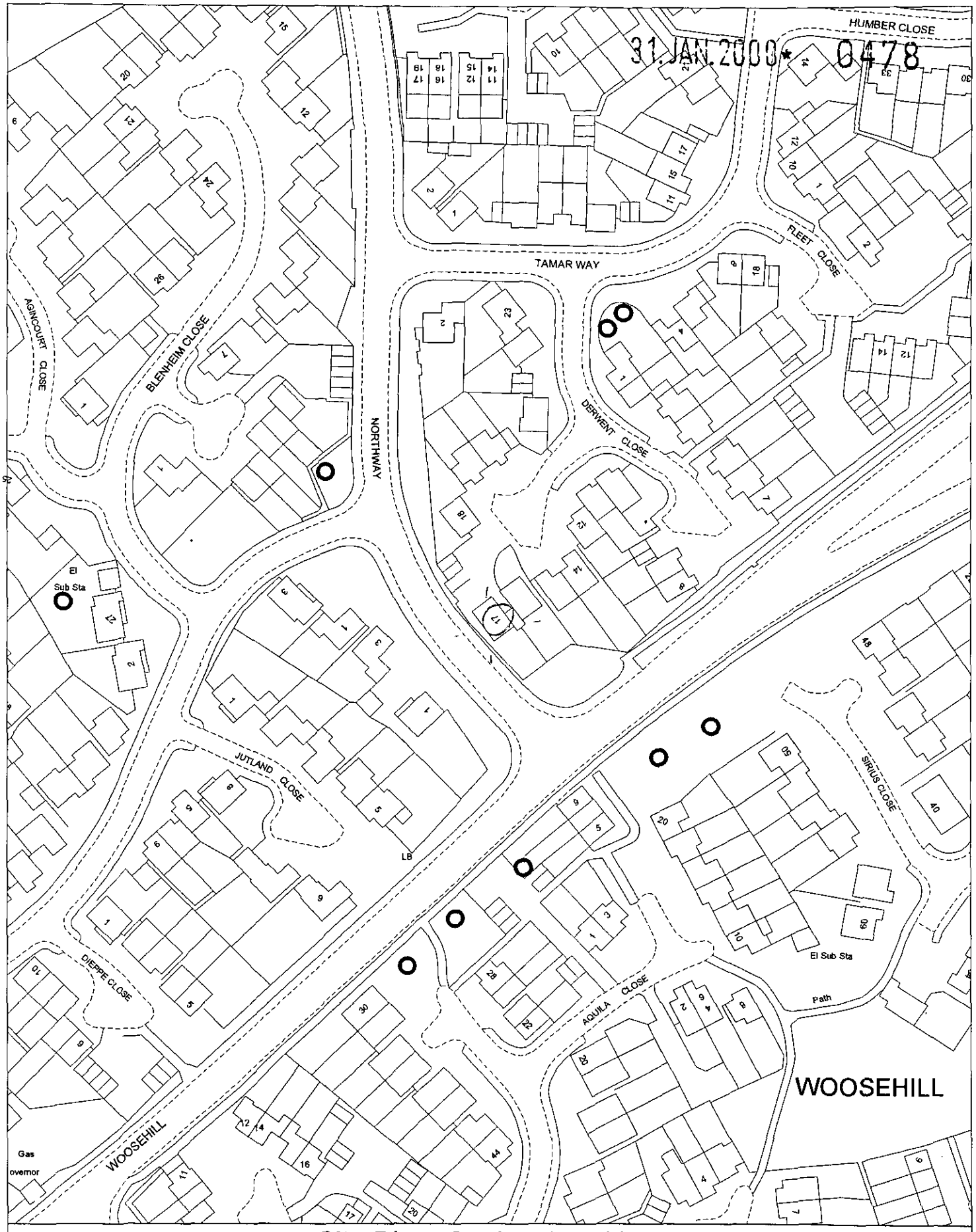
Owner's name	Address at which the notice was served	Date on which the notice was served
None of the land forms part of an agricultural holding.		

Your signature: [signature]

on behalf of MR & MRS MAJOR

Date 26-1-00

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 2 February 2000