APPLICATION NO:
F/2002/5880

LOCATION:
64 Matthews Green Road, Wokingham.

APPLICANT:
Mr T Bailey

PROPOSAL:
Proposed first floor rear extension to dwelling plus new kitchen window.

EARLIEST DATE FOR DECISION: **14/03/2002**
28 day expiry. 18/3/02
APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

965

D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Bailey
64 Matthews Green Road
Wokingham
Berks
RG41 1JU

Application Number: F/2002/5880

Parish: **WOKINGHAM**

Location: **64, Matthews Green Road, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling plus new kitchen window.**

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 level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/03/2002

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.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 18 February 2002

Application Number: F/2002/5880

Proposal: Proposed first floor rear extension to dwelling plus new kitchen window.

Parish: WOKINGHAM TOWN

Site Address:
64, Matthews Green Road, , Wokingham.

Applicant:
Mr T Bailey .

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam 20/02/02

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5880

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/5880
64, Matthews Green Road, , Wokingham.
Proposed first floor rear extension to dwelling plus new kitchen window.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5880**
64, Matthews Green Road, , Wokingham.
Proposed first floor rear extension to dwelling plus new kitchen window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5880

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Development Control Officer

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Proposed first floor rear extension to dwelling plus new kitchen window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5880

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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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Application Number: F/2002/5880
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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5880**
64, Matthews Green Road, , Wokingham.
Proposed first floor rear extension to dwelling plus new kitchen window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Received by Wokingham District Council

Application No: F/2002/5880

Proposal:
Proposed first floor rear extension to dwelling plus new kitchen window.

Location:
64, Matthews Green 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5880 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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 be possible for an individual reply to be issued 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

18 February 2002

finished -

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5880	fl
BUILDING CONTROL NUMBER	FP 2002/3469	Central
APPLICANT/~~AGENT~~	Mr T. Bailey	
ADDRESS OF SITE	64 Matthewsgreen Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext plus new kitchen window	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	TAB002 rec'd 10/9/02	11-02-02 rec'd 11/2/02
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/9/02	

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 : Francis Leo

Application Number : F/2002/5880

Applicant : Mr T Bailey .

Location : 64, Matthews Green Road, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling plus new kitchen window.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/2/02

Date Registered : 11/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 08/04/2002. 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 :

Highway : approve with conditions.

Planning Issues : I'd Refer.

SEALP = SBE1, SBE2

WDLP = WOS3, WBE11

BSP = ENV

Application Number: F/2002/5880 **Officer : Francis Leo**
64 Matthews Green Road, Wokingham

Appraisal :

Development
Proposed first floor rear extension to dwelling plus new kitchen window.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The proposed first floor extension would be located about 1m behind no 62 adjoining property to the east. There is one window at first floor flank wall of no62 with obscured glazing. But because the proposed roof at first floor of application site is pitched any loss of light to this window would be only minimal. In view of the above it is felt there would be no adverse impact upon the neighbouring property.

The proposed window to kitchen would have no effect on no 66 adjoining property to the west because it is on the ground floor and the boundary fence is high enough to prevent any overlooking.

Impact upon the character of the area
The proposal is at the rear and its design with a pitched roof is in keeping with the main dwelling and the surrounding buildings hence there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5880

Appraisal :

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

Application Number F/2002/5880
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	[side elevations....
3.	C044	R044	[1st floor and above...
4.	C049	R049	
5.	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 64 Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2002/5880

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storey detached dwellings with parking on forecourts.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached deep front garden. Rear single storey extn. very long rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No effect on No 64. No 62. has windows at 1st floor along flank wall. with obscured glass

No 62. is 2 storey and goes beyond the rear extn of No 64.

5. SITE CONSTRAINTS

TREES at rear of garden.

ACCESS/PARKING at front

LEVELS ——

BOUNDARY TREATMENT 1.8m high timber fence in part and

OTHERS reduces down to 1m wire mesh

Application Number : F/2002/5880	**Map No :** 68A.
Case Officer : FL	**Site Area :** 0.06
Valid Date : 11. FEB 2002	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling plus new kitchen window.

Location : 64, Matthews Green Road, , Wokingham.

Parish : WK **Ward : EMM** 18/2/02 B

Applicant : Mr T Bailey .

Fee Required: £95 **Fee Received: £95** (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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 18/2/02 B

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

British Gas

Oil pipeline

Transco

Environment Agency

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

NEIGHBOURS

S/N + see map

OTHERS

(Groundwater Protection Zone)

No pre-app?

5880

Environmental Services

For office use only.
Application number: 11.FEB.2002* 5880

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	TERRY BAILEY 64 MATTHEWS GREEN ROAD WOKINGHAM BERKS RG41 - 1JU 01189 629950.
	Agent's Name Address and postcode 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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO REAR OF PROPERTY PLUS NEW KITCHEN WINDOW.
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 CLAY TILES FOR ROOF RENDERED PAINTED BLOCKWORK FOR WALLS.
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

None of the land forms part of an agricultural holding.

Your signature: J Bailey

on behalf of

Date 11-2-02.

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

ADDRESS 64 MATTHEWSGREEN ROAD PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37850	MR. T. BAILEY	S/SE. EXTS.	22.7.91	CIA
BRA 10604	"	"	31.7.91	APP
42664	"	1ST FLOOR EXT	3.6.94	CIA
FP 94/2617	"	"	3.6.94	APP

DATE OF COMPLETION

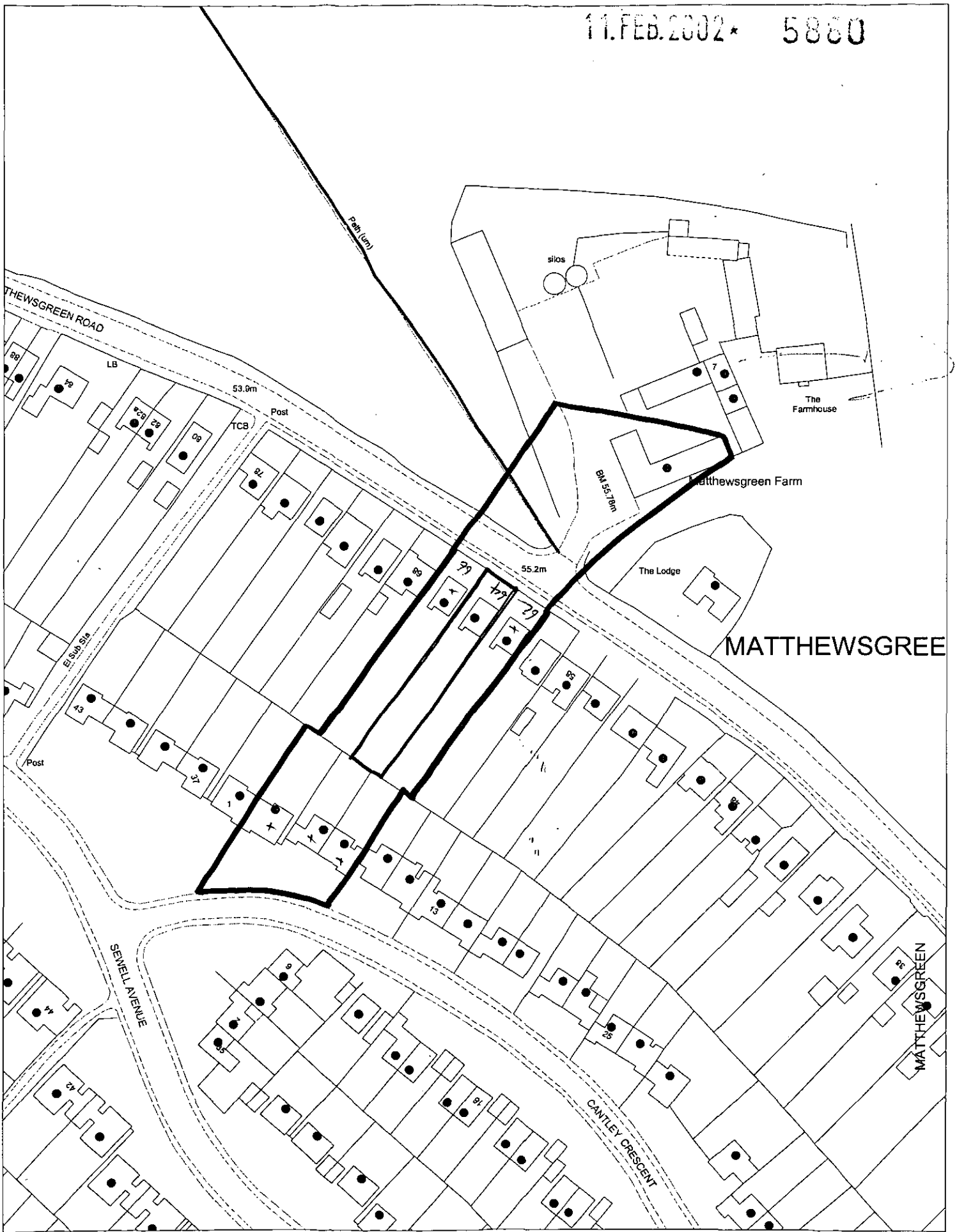
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11.FEB.2002* 5880

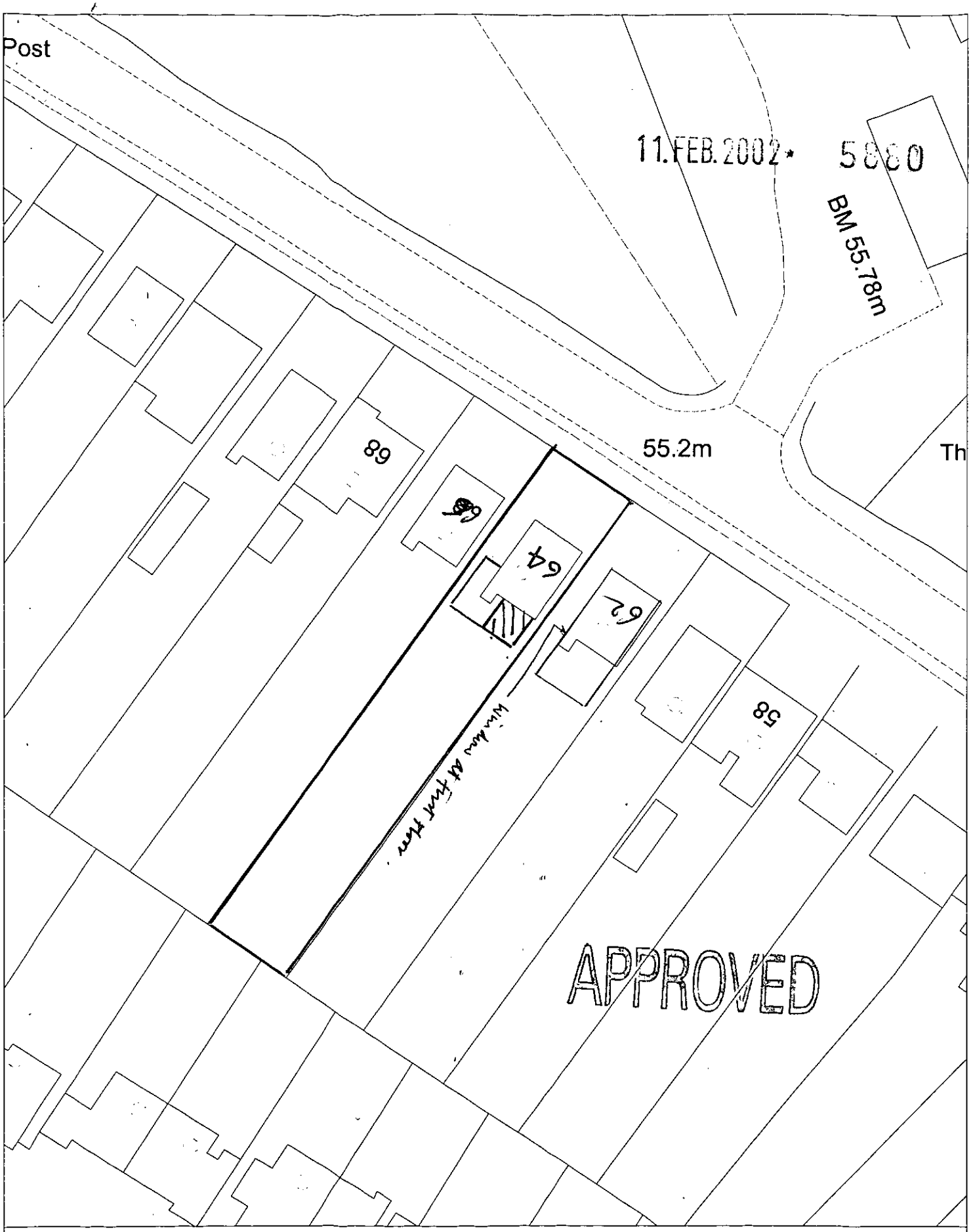


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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2002 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 11 February 2002

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