11/12

APPLICATION NO:
F/2002/7931

LOCATION:
46 Luckley Road, Wokingham.

APPLICANT:
Mr/Mrs J Parfett C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **07/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/12/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Parfett
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2002/7931

Parish: **WOKINGHAM**

Location: **46 Luckley 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 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.

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.

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, STV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/12/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7931	DH
BUILDING CONTROL NUMBER.	BR2002/3641	
~~APPLICANT~~/AGENT	Redesign	
ADDRESS OF SITE	46 Luckley Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S Nar ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3432	AH/E/3432
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/12/02	

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 : Dawn Hancocks

Application Number : F/2002/7931

Applicant : Mr/Mrs J Parfett C/O Andesign.

Location : 46, Luckley Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		19.11.02

Date of Neighbour Notifications : .....

Date of Site Visit : 26.11.02

Date Registered : 04/11/2002

Earliest Date for Decision : 07/12/2002

Latest Consultation Date/Site Notice Expiry Date : 07/12/2002

This application will have expired on: 30/12/2002. 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 :

Neighbour (1) - support

Planning Issues :

1/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/7931

Appraisal:

Development
The proposed is for a single storey rear extension. The site is a detached dwelling with integral garage located within the identified settlement of Wokingham. The property has previously been extended with a side conservatory and a two storey rear extension. The proposed would create a larger kitchen and dining area. The extension would extend 3.4m from the rear in line with the rear of the two storey extension. It would be 6.3m in width with a mono-pitched roof with a ridge height of 3.6m.

1) Impact upon the neighbours
The proposed would be set away from the boundary with No.48 (bungalow). To No.44 the side boundary is a 1.8m fence. There is a 4m hedge to the rear and 2m hedge to No.48 with a 1m chicken wire fence. From the rear of No.48 down the side of the bungalow is 1.8m wall. There would be one window in the proposed side elevation facing the carport and garage of No.48. The proposed would be built up to the existing rear building line of the two storey rear extension and therefore would have little affect on No.44. It is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposed would be visible from the front of the house and it is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/7931
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 46 Luckley Road Wokingham.

APPLICATION NUMBER: F/2002/7931

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 26/11/

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, lamp post to front

2. DESCRIPTION OF SURROUNDINGS

detached & semi detached houses

not open plan

3. DESCRIPTION OF SITE/BUILDING

detached dwelling, integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

48 - bungalow

44 - conservatory to rear.

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

LEVELS raised patio c0.2m

BOUNDARY TREATMENT 1.8m fence to 44

OTHERS 4m hedge to rear

2m hedge to side + 1m chicken wire to 48

1.8m ~~fence~~ wall to 46 - adjacent to car port + flat roof garage on boundary up to hedge (from rear of 48)

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7931. (Case Officer:Dawn Hancocks)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
POL | TLS
DC | LNF
APP |
CS |
28 NOV 2002
3/12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7931

YOUR NAME: P. RAYNER (MRS)

YOUR ADDRESS: (if these details are incorrect please amend)
41 LUCKLEY ROAD
WOKINGHAM
Berkshire
RG412ES

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:
none as long as the entrance to my property is not obstructed by inconsiderate parking.

Continue over the page if more room required

Application Number : F/2002/7931	**Map No :** 83
Case Officer : DSH	**Site Area :** 0.07
Valid Date : 4.11.02	**Received Date: 04/11/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 46, Luckley Road, , Wokingham.

Parish : WK **Ward : WES** 13.11.02 TB.

Applicant : Mr/Mrs J Parfett C/O Andesign.

Fee Required: £110 **Fee Received: £110** (2)

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 13.11.02

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

No pre-apps

Organisation_Name	Building_Name	address1	Old_Postcode
		24GORRICK SQUAREWOKINGHAM	RG412PA
		44LUCKLEY ROADWOKINGHAM	RG412EN
		46LUCKLEY ROADWOKINGHAM	RG412EN
		48LUCKLEY ROADWOKINGHAM	RG412EN
		39LUCKLEY ROADWOKINGHAM	RG412ES
		41LUCKLEY ROADWOKINGHAM	RG412ES
		43LUCKLEY ROADWOKINGHAM	RG412ES

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

Tel: (0118) 974 6480

Date: 13 November 2002

My ref: F/2002/7931

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7931
46, Luckley Road, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7931**
46, Luckley Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: (0118) 974 6480

Date: 13 November 2002

My ref: F/2002/7931

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/7931
46, Luckley Road, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7931**
46, Luckley Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/7931

Proposal:
Proposed single storey rear extension to dwelling.

Location:
46, Luckley 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/2002/7931 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/12/2002. 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.

Trevor Watson
Development Control Manager

13 November 2002

Environmental Services

For office use only.
Application number: 04.NOV.2002 7931

Householder planning application form

04 NOV 2002

WOKINGHAM DISTRICT COUNCIL

7931

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. J. A. PARFETT
	Address and postcode	46 HUCKLEY ROAD WOKINGHAM BERKS RG41 2EN
	Phone number	9785616
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	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.	FACING BRICK TO MATCH TILING TO MATCH COLOUR ONLY
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

ADDRESS 46 Luckley Road PARISH Wok/Within

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6556X	Potter & Nonglois	Conservatory	26.6.66	App
32809			17.4.84	CA
BRA 6732	Mr. H. Crowson-Towers	2/St. Ext.	7.2.89	App
F/2002/7931	Mr. & Mrs. Parfett	S/St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074