APPLICATION NO:
F/2001/5427

LOCATION:
24a Murdoch Road, Wokingham.

APPLICANT:
Mr R K Greenwood C/O Glen Beard

PROPOSAL:
Proposed single storey side and rear extension to dwelling.

EARLIEST DATE FOR DECISION: **31/12/2001** Lucy expires 4/1/02

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED
No obs 28/12/02 BL

540 02

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R K Greenwood
C/O Glen Beard
Studio Gate
Pearson Road
Sonning
Berkshire
RG4 6UL

Application Number: F/2001/5427

Parish: **WOKINGHAM**

Location: **24A, Murdoch Road, Wokingham.**

Proposal: **Proposed single storey side and 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.

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 garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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 the interests of highway safety and convenience.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

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: Phillip Taylor **Date:** 07 December 2001

Application Number: F/2001/5427

Proposal: Proposed single storey side and rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
24a, Murdoch Road, , Wokingham.

Applicant:
Mr R K Greenwood C/O Glen Beard.

Your observations are required in respect of this application within **7 days** of the above date.

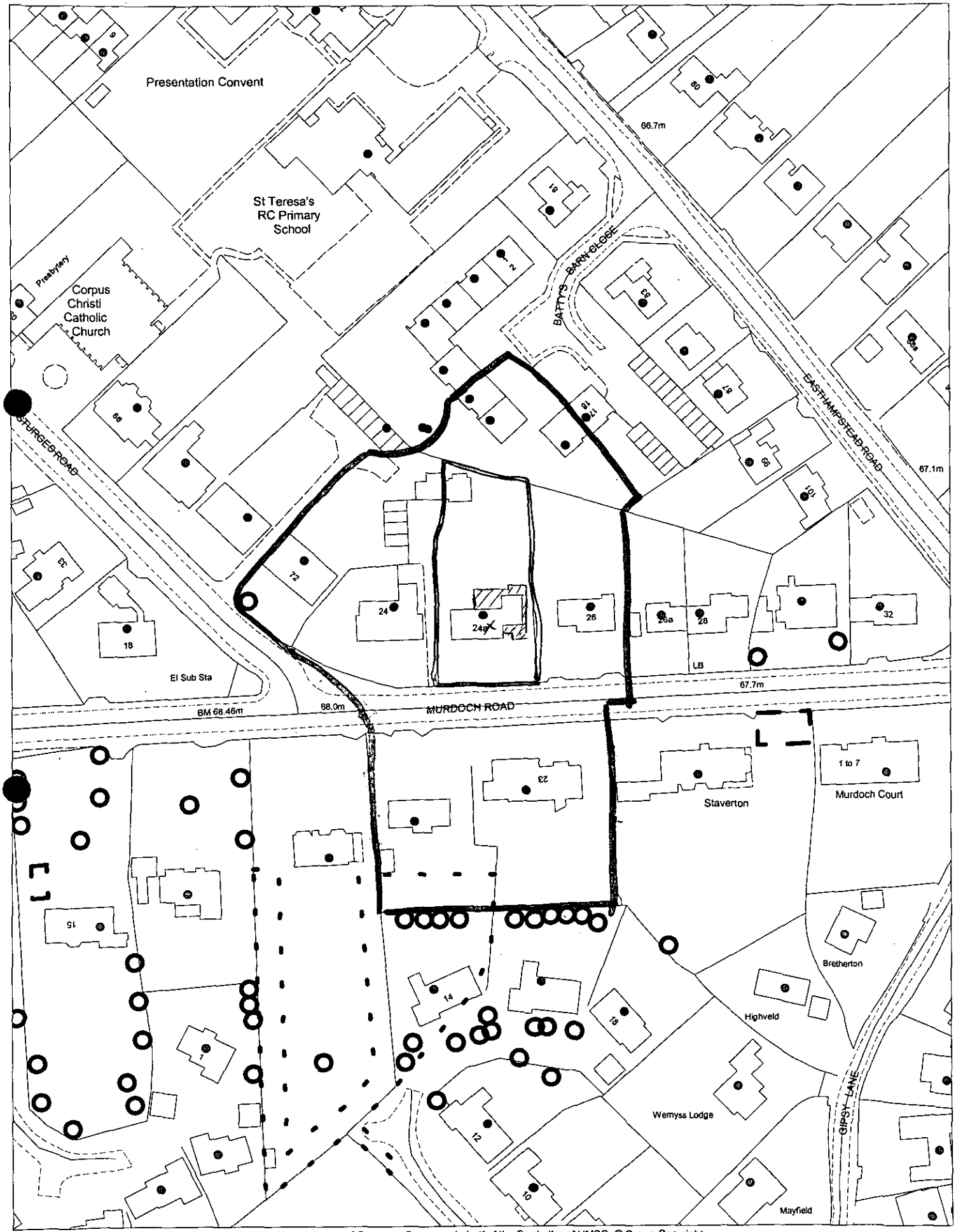
✓ below as applicable;

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
C138, R138.

Signed: _____ **Print name:** AC 12/12/01

SC.NO.2001+ 5427



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.

5 December 2001

Scale: 1 : 1250

N W E S

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

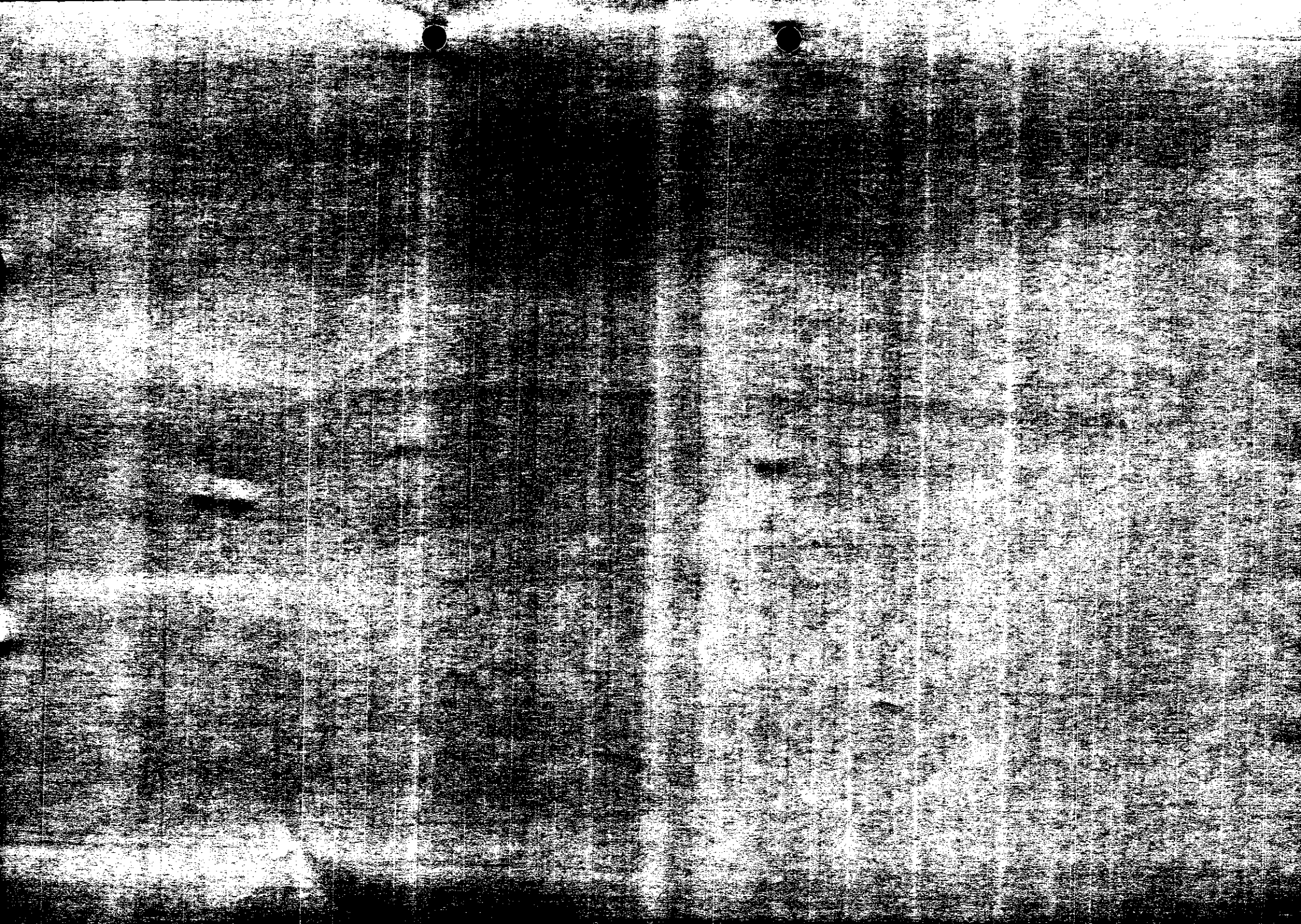
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5427	PT
BUILDING CONTROL NUMBER.	FP 2002/2969	Central
~~APPLICANT~~/AGENT	Glen Beard	
ADDRESS OF SITE	24A Murdock Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	demolish existing garage & construct S/S rear & side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	303/2A + 01C	303/2A + 01A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/4/02	

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 : Phillip Taylor

Application Number : F/2001/5427

Applicant : Mr R K Greenwood C/O Glen Beard.

Location : 24a, Murdoch Road, , Wokingham.
Proposal : Proposed single storey side and rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/01

Date Registered : 30/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 25/01/2002. 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 – Ensure garage not occupied until space is provided within the front garden for vehicles to enter + leave the site in a forward gear. — double entrance drive already exists

Planning Issues :

Impact upon Neighbouring Properties
Impact upon Character of the area
Highways

Policy Used

WBE1, WOS3
LBE1, 2
LD3

Application Number: F/2001/ 5427 – 24a, Murdoch Road, Wokingham

Appraisal

Development

The proposal is for a single storey side and rear extension to form a new single garage, utility, study and large conservatory. The existing garage is to be dismantled and a new garage positioned further to the forward and to the side, 0.9m and 1.6m respectively. The side extension is 13.5m in length, extending beyond the rear of the building by 1.5m. The conservatory is located in front of the dining room where internal French doors will be installed. The internal wall between the study and conservatory will be glass to allow better natural lighting. Windows are proposed on the side (utility room) and rear (study), also roof lights are proposed for both these rooms.

The dwelling is a large detached house located within the identified settlement of Wokingham.

1. Impact upon neighbouring properties

The boundary with No. 26 is a 1.7m wooden fence with extensive mature hedging and shrubs. No.26 is situated some 9.0m from No.24a and 6.0m from the boundary (driveway separates). The nature of the screening should prevent any over looking and reduce the impact of the extension visually. The roof structure has a shallow pitch further taking mass form the boundary.

There is a single side window on No. 26 at first floor level but light will not be blocked and essentially the extension would have little impact from this viewpoint.

No.24 should be unaffected by the proposal by nature of the distance between the properties and there being no threat of overlooking.

2. Impact upon the character of the area

The house is set back from road with a one way drive (12.0m). There is substantial screening of the property from the road. It is considered the proposal would not have any adverse impact on the character of the area.

The House is proportioned symmetrically so the side extension will upset the balance of the frontage but not significantly enough to warrant refusal.

3. Highways

The driveway is large enough to meet parking standards while the garage is being rebuilt.

√ Approval □ Refusal

Application Number F/2001/5427
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	External materials to match
3.	C049	R049	
4	C138	R138	

RECORD OF SITE VISIT

SITE ADDRESS: 24a Murdoch Road Wokingham.

APPLICATION NUMBER: F/2001/5427

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 10/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential, large detached 5 bedroom within Wokingham settlement

3. DESCRIPTION OF SITE/BUILDING large v. brick, detached dwelling single gage. brown clay tiles

rear / patio / [illegible] [illegible] - window in gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.7m fence + hedge to → 3m to 26 boundary

No 26 extension will move bit more close to boundary + remove some hedging. Views into most lights from 26? Windows on No 26?

beyond boundary 6m

5. SITE CONSTRAINTS

TREES Front

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.7m - No 26

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001

Officer: PT | Application No. F/2001/5427

Map No. 75A Site ...Q.13.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION TO DWELLING

Location: 24 A MURDOCH ROAD

Parish: WOKINGHAM Ward: WESCOTT

Applicant: MR R GREENWOOD

Fee (8) Received 95-00 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	show parking layout.	1/12	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ...7/12..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

S/N + see map
.....
Pls ensure 24 Murdoch Rd is notified
(address point for this is within red line)
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 30.NOV.2001 5427

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	MR. R.K. GREENWOOD. 24A MURDOCH ROAD WOKINGHAM. BERKSHIRE. RG40 2DF
2	Agent's Name Address and postcode Phone number	GLEN BEARD. STUDIO GATE. PEARSON ROAD SONNING, BERKS. RG4 6UL. 0118 9272712
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.	24A MURDOCK ROAD as above.
4	Give brief details of the proposal for example, two storey side extension About the application	GROUND FLOOR GARAGE, UTILITY & CONSERVATORY EXTENSION (DEMOLISH EXTG. GARAGE & UTILITY.
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.	PLAIN ROOF TILE & BUFF MULTI BRICK TO MATCH EXISTING. WHITE WINDOWS & DOORS.
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: 4	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: [signature]

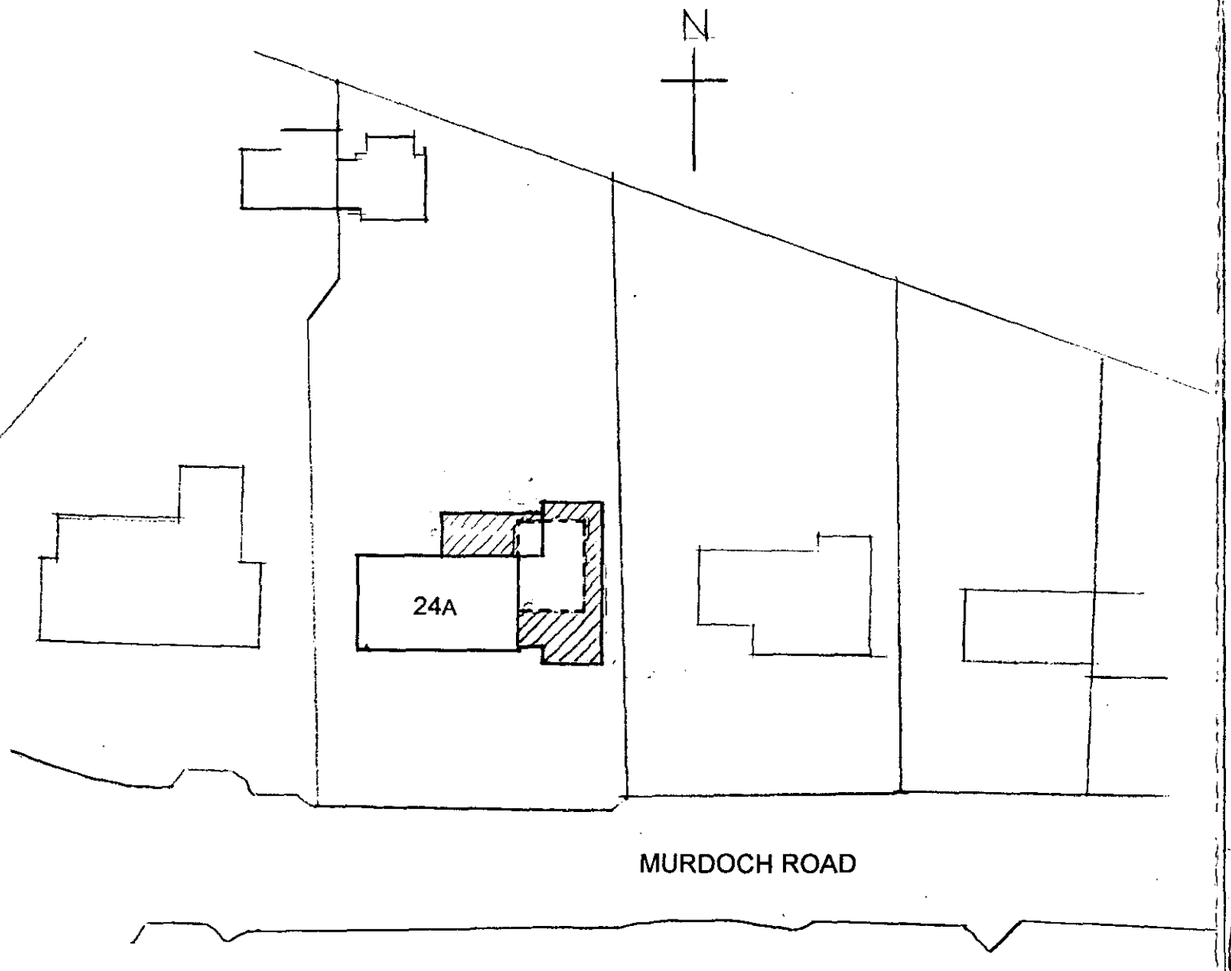
on behalf of MR. R. K. GREENWOOD.

Date 27/11/01

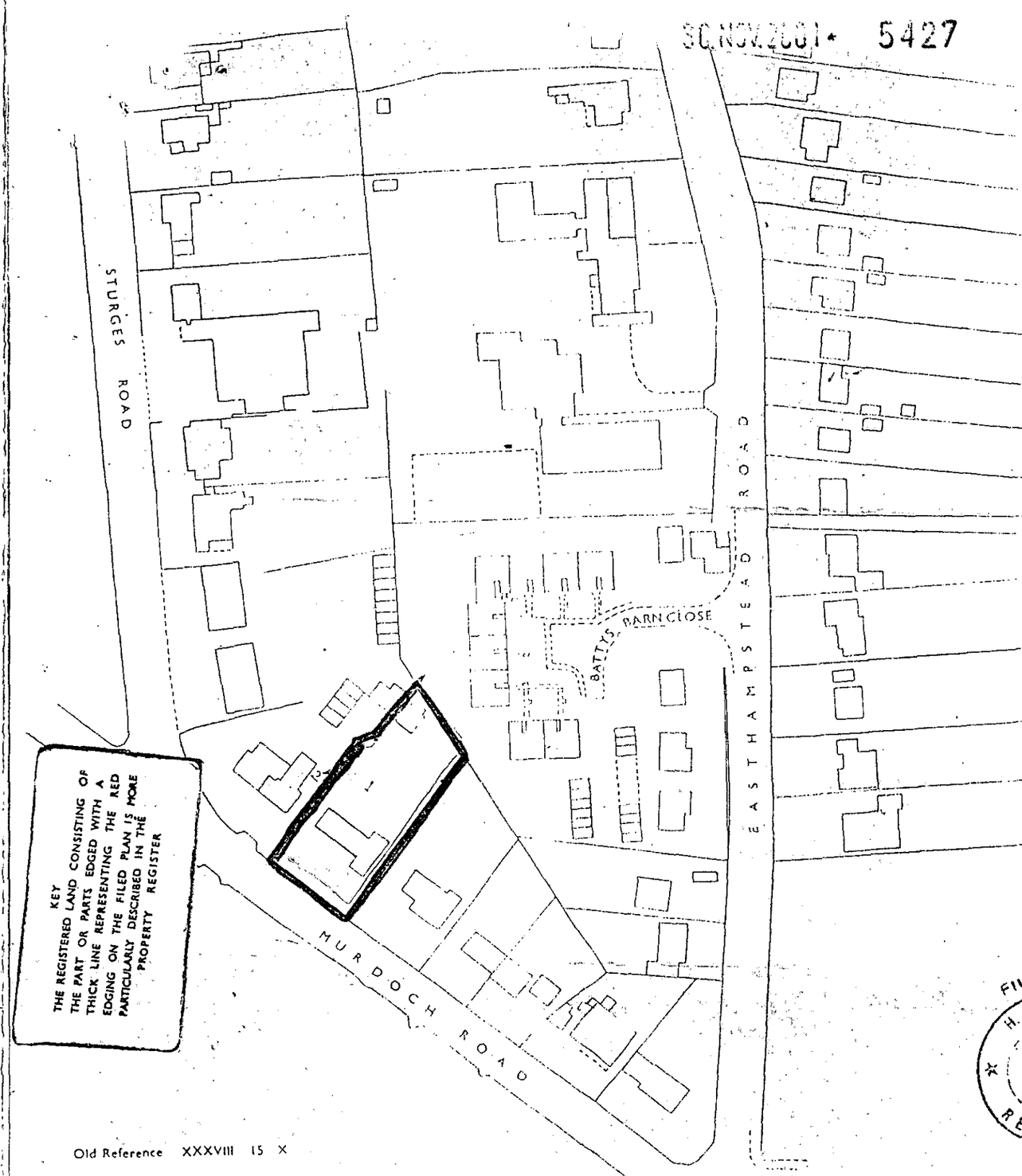
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

COPPER BEECHES, 24A MURDOCH ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/0/63/61		13.12.61	Erection of 2 detached houses each with garage. ~~Land adjoining Cassala, 24~~ Murdoch Road. (Nos. 26 & 26a)	21.12.61C			
B/6/63	5504	18.2.63	Erection of one detached 4/bed.house and garage, land adjoining Cassala, Murdoch Road.	28.2.63C			
22174			S/St. EXTENSION (M.K. GALLOWOOD)	20.9.84 GA			
	BR24214		DINING + GARAGE ALTS. "		12.3.85 R		
29732			" "	19.3.88 R			
30507				10.6.88 GA			
	BR/5086		S/St EXTENSION "		16.5.88 APP		



BLOCK PLAN 1:500



Old Reference XXXVIII 15 X

© Crown Copyright 1972

TITLE No. BK204598

LOCATION PLAN 1:1250

OFFICE COPY

COPPER BEECHES
24A MURDOCH ROAD - ALTERATION & EXTENSION