APPLICATION NO:
F/2000/2833 ✓

LOCATION:
15 Molly Millars Lane, Wokingham.

APPLICANT:
Mr D Preston

PROPOSAL:
Proposed loft conversion with side roof extension to dwelling.

EARLIEST DATE FOR DECISION: **21/12/2000**
28 days exp: 25/12
APPLICATION WILL HAVE EXPIRED ON:
12/01/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Preston
15 Molly Millars Lane
Wokingham
Berkshire
RG41 2RT

Application Number: F/2000/2833

Parish: **WOKINGHAM**

Location: **15, Molly Millars Lane, Wokingham.**

Proposal: **Proposed loft conversion with side roof 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. The driveway must be a minimum of 4.8m wide and if not already, then should be widened and the associated crossing extended to accommodate this.

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 3 vehicle parking spaces (minimum dimensions to be 4.8m x 2.4m) herein approved have been provided. The vehicle parking spaces shall be permanently maintained and used for no other purposes.

Condition
6. The garage window in the side elevation of the development facing No. 13 Molly Millars Lane hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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. In the interests of highway safety and convenience.

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.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

3. 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 STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

Enlarged

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2833	NB
BUILDING CONTROL NUMBER	H/2000/1317	Brian
APPLICANT/~~AGENT~~	Mr D. Preston.	
ADDRESS OF SITE	15 Molly Mellars Lane. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	proposed loft conversion with side roof ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 17/11/00	rec'd 17/11/00.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/3/01	

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	

Received by Wokingham District Council

Application No: F/2000/2833

Proposal:
Proposed loft conversion with side roof extension to dwelling.

Location:
15, Molly Millars Lane, , 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 21/12/2000. 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

27 November 2000

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

Tel: (0118) 974 6492

Date: **27 November 2000**

My ref: F/2000/2833

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2833
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2833**
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: (0118) 974 6492

Date: **27 November 2000**

My ref: F/2000/2833

CONFIDENTIAL

Councillor 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: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2833
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.

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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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2833**
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **27 November 2000**

My ref: F/2000/2833

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2833
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2833**
15, Molly Millars Lane, , Wokingham.
Proposed loft conversion with side roof extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2833

Applicant : Mr D Preston .

Location : 15, Molly Millars Lane, , Wokingham.
Proposal : Proposed loft conversion with side roof extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....5/1.....

Date Registered : 17/11/2000

Earliest Date for Decision : 21/12/2000

Latest Consultation Date/Site Notice Expiry Date : 21/12/2000

This application will have expired on: 12/01/2001. 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 :

WOKE: None received

Highways: 29th - Rec. approval with conds re/ driveway widen, garaging, parking/turning + informative

Letters of representation : none received

Planning Issues : (10'd set) -

Application Number: F/2000/2833

Appraisal :

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

Application Number F/2000/2833
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	(full perm.- 5yrs)
(2)	C014	R014	(Materials to match).
(3)			The driveway must be a minimum of
			4.8m wide and if not already, then should
			be widened and the associated crossing
			extended to accomodate this
		Reason:	In the interests of highway safety + convenience
(4)	C049	R049	(Garages to remain)
(5)	C122	R122	(Parking + turning)
			ins: 3 no. vehicle parking spaces
			(minimum dimensions to be 4.8m x 2.4m)
(6)	C0	R0	(Ob. glazing)
			Ins: garage window in side elevation
			facing 13 Molly Millars Lane
		N06	- no encroachment
		N07	- crossing

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	—

John Mitchell
6/2/07

- Check re/ windows @ Nº 13.

RECORD OF SITE VISIT

SITE ADDRESS: 15 Molly Millars Lane Wokingham.

APPLICATION NUMBER: F/2000/2833

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole

2. DESCRIPTION OF SURROUNDINGS.
100d sett. mixed residential one side + industrial opp.
↓
bungs + 2s.
semi-D + detached.

3. DESCRIPTION OF SITE/BUILDING
Garage @ side - flat roof.
existing dormer (pitched roof @ front) & flat roof @ rear
→ proposed pitched roof above garage → dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan.
Nº 13 (adj) is 2storey + no windows in side elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING driveway & garage

LEVELS

BOUNDARY TREATMENT low open fencing ~~=====~~ with Nº 13.

OTHERS

Application Number: F/2000/2833

Appraisal:

Development
Proposed loft conversion with side roof extension. The side roof extension would not exceed the ridge height of the existing bungalow. The proposed roof extension would have a pitched roof with a gable end facing in the front elevation.

1) Impact upon neighbouring properties (NB: No letters of objection received)
The existing garage is along the boundary with No. 13 and has a flat roof. The roof extension would be above the garage. No.13 is a two storey dwelling with no windows in the side elevation facing No.15. It is not considered that the proposed roof extension would cause any overbearing/overshadowing effects. It is recommended that the window in the side elevation of the garage is obscurely glazed to prevent overlooking of the front garden area of No. 13.

2) Impact upon the character of the streetscene
The residential properties along Molly Millars Lane are a mixture of detached, semi-detached, two storey dwellings and bungalows, some of which have been altered. It is not considered that a loft conversion and loft extension would have any adverse effect upon the character of the area.

3) Impact upon highway safety (parking provision)
The proposed loft conversion/loft extension would provide an extra bedroom bringing the total to 4. There would therefore need to be provision for 3 off-road parking spaces in order to comply with Council standards.
Subject to conditions, the highways department have no objection to the development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 NOV 2?
Officer: NAB	Application No. F/2000/2833

Map No. 75B **Site** 0.06
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED LOFT CONVERSION WITH SIDE ROOF EXTENSION TO DWELLING

Location: 15 MOLLY MILLARS LANE

Parish: WOKINGHAM Ward: EVENDONS 27.11.00

Applicant: MR PRESTON

Joint cheque with B/control

Fee 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Is part of existing garage being converted to garden store? May help to see existing floor plans.	27.11.00	
7	Metric scale disclaimer			
8	Encroachment letter	Poss. encroachment at 1st floor level?	27.11.00	6/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.11.00 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+ 13 & 17 Molly Millars Lane
Fluidtrue Engineering, Molly Millars Lane
20 & 21 Oaklands Drive ✓

15 Molly Millars Lane
Wokingham
Berks
RG41 2RT

4.12.00

PLANNING SERVICES	HPT 37383
POL	TLS
DC	ENF
APP	
CS	
05 DEC 2000	
COPIES TO:	ACK:
	FILE:

Your ref Natalie Brown – F2000/2833

Dear Sir

Ref Application no F/2000/2833
Re above address.

No part of the above development will encroach on neighbouring property.

Wendy Preston.

[redacted]HWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 27 November 2000

Application Number: F/2000/2833

Proposal: Proposed loft conversion with side roof extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
15, Molly Millars Lane, , Wokingham.

Applicant:
Mr D Preston .

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).

(1) Driveway must be a minimum of 4.8 metres wide, and if not already then should be widened and the associated crossing extended to accommodate this.

Reason: highway safety & convenience.

(2) C049, R049.

(3) C122, R122. (INSERT: '....3 no. vehicle parking spaces (min dimensions 4.8m x 2.4m)....')

NO7.

Signed: [signature] **Print name:** Adam Coggins 29/11/00.

Environmental Services

For office use only.
Application number: 17.NOV.2000* 2833

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 D. PRESTON
	Address and postcode	15, MOLLY MILLARS LANE WOKINGHAM BERKS RG41 2RT
	Phone number	01189 787111
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	15, MOLLY MILLARS LANE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO ROOF TO FORM BEDROOM & BATHROOM
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.	ROOF TILES (BROWN CLAY) TYROLEAN RENDERING RED FACING BRICKS (ALL TO MATCH)
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: 1
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

Date 16 NOV 2020

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

ADDRESS 15 MOLLY MOLARS LANE PARISH WOKINGHAM

PLOT No. TP

ORD. SHEET No.

BUILDER 896/3775 BUNGALOW 30.12.54 APP C

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5200	MR. H. COX	GARAGE	25.10.61	
K/99/65-7298 X	4	2/ST. EXTENSION	18.7.68	APP CA

DATE OF COMPLETION

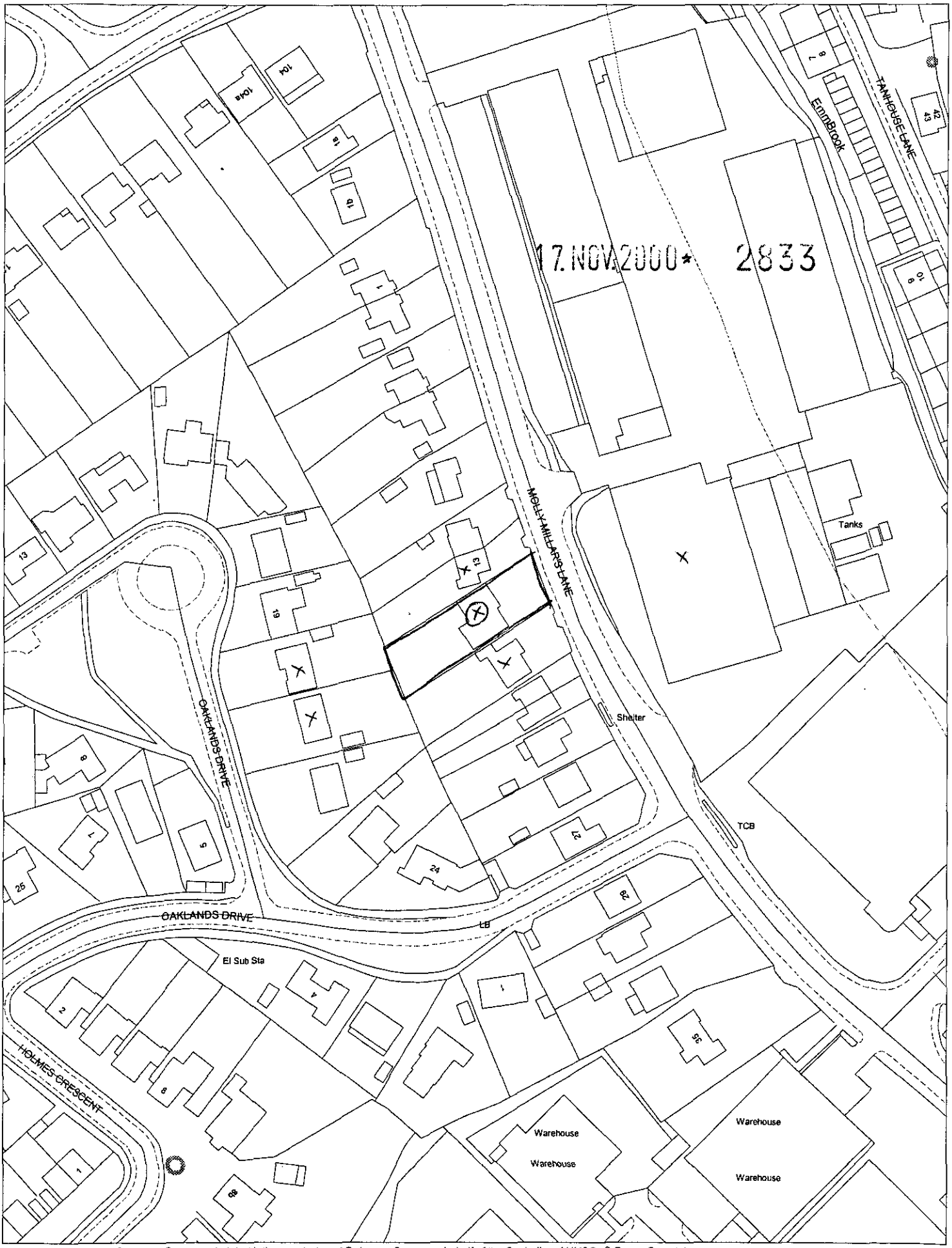
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D



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Development Control Section, Environmental Services, Wokingham District Council.
22 November 2000 Scale: 1 : 1250

N
W E
S