① NO SITE NOTICE
② NOT 11Y APP.

APPLICATION NO:
F/2000/2745

LOCATION:
8 Harmar Close, Wokingham.

APPLICANT:
Mr & Mrs Skelton C/O Peter Williams

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: ~~**Farah Humayun**~~ GA

TO GA

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Skelton
C/O Peter Williams
40 Highgate Road
Woodley
Berkshire
RG5 3QR

Application Number: F/2000/2745

Parish: **WOKINGHAM**

Location: **8, Harmar 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.

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

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 Policy SBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. You are advised that the application drawing annotated 'front elevation' is incorrectly annotated, and is therefore taken to mean rear elevation. The development hereby approved is granted on the basis that the proposed extension is at the rear of the dwelling as shown on plan, on the drawing hereby approved. If a front extension is intended then a new application will need to be made.

John Mitchell
Development Control Manager
Date: 11/12/2000

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.

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 7 February, 2001
My ref. BC/DC/2000/2745

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

Mr & Mrs Skelton
8 Harmar Close
Wokingham
Berkshire
RG40 1SG

Dear Mr & Mrs Skelton

PLANNING PERMISSION 2000/2745
SITE: 8 HARMER CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2745 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

GEORGE ALLPRESS
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2745.	GA
BUILDING CONTROL NUMBER.	FP 2001/1408	Harrad.
~~APPLICANT~~/AGENT	P.A. Williams	
ADDRESS OF SITE	8. Harmar Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S nursery	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location.	~
ELEVATIONS	recd 11/1/2001	recd 2/11/2000
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	11/12/00	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/11/01	

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	

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2745

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/2745
8, Harmar Close, , Wokingham.
Proposed single storey rear 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2745**
8, Harmar Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2745

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2745**
8, Harmar Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2745

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/2745
8, Harmar Close, , Wokingham.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2745**
8, Harmar Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

Received by Wokingham District Council

Application No: F/2000/2745

Proposal:
Proposed single storey rear extension to dwelling.

Location:
8, Harmar 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). 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2745

Applicant: Mr & Mrs Skelton C/O Peter Williams.

Location: 8 Harmar Close, Wokingham.

Proposal: Proposed Single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		

Date of Neighbour Notifications: 14/11/00

Date of Site Visit: 23/11/00 & 04/12/00

***Date Registered:* 02/11/2000**

Earliest Date for Decision: 08/12/2000

Latest Consultation Date/Site Notice Expiry Date: 08/12/00
12/12/00

This application will have expired on: 28/12/2000. 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 – Recommend Approval

At the time of writing no response to the consultation have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2745

Appraisal:

The application property is a semi-detached dwelling which lies within a defined settlement and is situated on the north side of Harmar Road.

The application proposes a modest depth, single storey, rear extension to be built flush with the west flank wall and extending over part the property width at rear. The dimensions are 1.7 metres deep by 3.5 metres wide.

The application drawing is incorrectly annotated 'front elevation', but should read rear. The applicant has asked that the application be dealt with speedily as her husband has dialysis and the work is needed to facilitate his treatment.

The proposal is modest in depth would not give rise to issues of amenity and there would be no impact to the street scene.

No additional parking demand is created.

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

Application Number: F/2000/2745
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

2	N04		PLANNING PERMSSION ONLY (NOT BR APPROVAL)
3			You are advised that the application drawing annotated 'front elevation' is incorrectly annotated, and is therefore taken to mean rear elevation. The development hereby approved is granted on the basis that the proposed extension is at the rear of the dwelling as shown on plan, on the drawing hereby approved. If a front extension is intended then a new application will need to be made.

RECORD OF SITE VISIT

SITE ADDRESS: 8 Harmar Close, Wokingham

APPLICATION NUMBER: F/2000/2745

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00 & 04/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street within defined settlement

3. DESCRIPTION OF SITE/BUILDING Semi-detached house linked with neighbour to the east by single storey attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.6 to the east, no.10 to the west 0.9 meter wide passage either side separating this and no.10.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus one space to front.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing at rear.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 November 2000

Application Number: F/2000/2745

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
8, Harmar Close, , Wokingham.

Applicant:
Mr & Mrs Skelton C/O Peter Williams.

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).

Signed: _____ **Print name:** Adam Coggins 22/11/00.

1792

App No F/2000/2745 FH

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2745 relates.

Address of site 8 Harmar close Wokingham Berks.

Signed P A Williams (Agent)

Date 29.11.2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 NOV 2000
Officer: [redacted] LH	Application No. F/2000/2745

Map No. 76.. Site ..004..
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: 8 HARMAR CLOSE

Parish: WOKINGHAM Ward: Norreys.
14.11.2000 TS

Applicant: MR/MRS SKELTON

Fee Received 95-00 (8) 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	Door is not very clear, looks more like a window.		
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 : 14.11.2000 B 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:

SIN + 6, 10, 7, 9 + 11 Harmar Close.
1 Frog Hall Drive. ✓

8, HARMAR CLOSE PLOT 411

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
0/34/68			Bellwood/Road 20 dets/p. of semis, garages	28/11/68C			
B/40/69	7810X	3.11.69	Dwellinghouse	19.2.70C			
	BR1H677		CAR-PORT (MR. K. SKELTON)		25.3.76 APP		
04483			" " (" ")	10.6.76 GA			
19694			REBITE REAR FENCE "	30.6.83 GA			
	BRA3437		BRICK UP WINDOW/FLAT ROOF TO PITCHED (")		11.8.87 APP		

By hand 31/10/00

Environmental Services

For office use only.
Application number: 02.NOV.2000* 2745

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 SKELTON
	Address and postcode	8 HARMAR CLOSE WOKINGHAM BERKS RG40 1SG
	Phone number	0118 9780232
2	Agent's Name	PETER WILLIAMS
	Address and postcode	40 HIGHGATE ROAD WOODLEY READING BERKS RG5 3QL
	Phone number	0118 9774595
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.	8 HARMAR CLOSE WOKINGHAM BERKS
4	Give brief details of the proposal for *example, two storey side extension.* About the application	GROUND FLOOR REAR EXTN

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.	ALL MATERIALS 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.

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: P A Williams on behalf of MR + MRS SKELTON

Date 10.10.2000

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



Site Plan, Scale: 1 to 500

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Date: 26 October 2000

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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2000 Scale: 1 : 1250

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02 NOV 2000 *



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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2000

Scale: 1 : 1250

N
W E
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02.NOV.2000 12145



Site Plan, Scale: 1 to 2500

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Date: 26 October 2000

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