APPLICATION NO:

F/2002/7972

LOCATION:
155 Reading Road, Wokingham.

APPLICANT:
Mr M Webb C/O Romar Building Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Webb
C/O Romar Building Design
67 Lowther Road
Wokingham
Berkshire
RG41 1JB

Application Number: F/2002/7972

Parish: **WOKINGHAM**

Location: **155, Reading Road, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed extension by virtue of its scale and design would directly overlook and be overbearing on the adjacent property, No. 157 Reading Road, and be detrimental to their amenity. The proposal is therefore contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified) and policy EN1 of the Berkshire Structure Plan.

Reason
2. The proposal due to its scale, design and position would be an obtrusive feature, out of keeping with the scale and character of the host dwelling and the existing properties in the vicinity, detrimental to the visual amenities of the street scene and surrounding area. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified) and to policy EN1 of the Berkshire Structure Plan.

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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/12/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7972

Applicant : Mr M Webb C/O Romar Building Design.

Location : 155, Reading Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/02 .....

Date Registered : 08/11/2002

Earliest Date for Decision : 09/12/2002

Latest Consultation Date/Site Notice Expiry Date : 09/12/2002

This application will have expired on: 03/01/2003. 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 :

x1 Letter of Objection - Overlooking / Bulk.

Town Council -

Planning Issues :

Impact upon Character of the Area, Neighbouring Properties, Highways.

Policy : SBE1, SBE2
WOS3, WBE1
ENV1

Application Number: F/2002/7972 – 155 Reading Road, Wokingham

Appraisal

The application proposes a two storey rear extension to the dwelling above an extant single storey element. The extension would rise 5.0m to the eaves and to 8.0m at the ridge. The roof is pitched with gables and would be 2.5m higher than the existing roof. A chimney would be attached to the North West elevation 6.0m high and 1.0m wide (with a 1.8m wide base). An en-suite bathroom window would be inserted in the North-west elevation, and bedroom 3 would have a window in the south-east side elevation. Two bedroom windows would face the into the rear garden.

Impact on Neighbouring Properties

A large detached house, No.157 is set forward the full depth of No.155. The proposed extension would be built along the rear boundary fence between the properties with a 1.0m gap. The extension roof has a very high ridge and full gable ends and is considered to form a bulky feature, highly visible and overbearing to No.157. Bedroom 3 of the proposal would also directly overlook the garden on No.157 and allow a clear view onto the private amenity area immediately behind to the rear.

A bungalow, No153 is set parallel to No.155 and has a 5.0m long single storey rear extension, which is not shown on any of the block plans. There is a lounge window inserted in the end and one on the inside wall, but no side windows. The proposed extension would not project beyond the rear of No.153 and therefore would not have an overbearing effect on or overshadow any habitable rooms.

Impact on the character of the area

The dwelling house is set back some 25m from the highway and general building line. The dwelling is also set on a plot where the levels rise toward the rear. The extension would have a roof 2.5m higher than the main roof and would be visually prominent. It is considered out of proportion with the host dwelling and forms an obtrusive feature in the streetscene.

Highways

The driveway can park three to four cars. The double garage is used for storage.

√ Approval

Application Number F/2002/7972
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The proposed extension by virtue of its scale and design would directly overlook and be overbearing on the adjacent property No 157 Reading Road and be detrimental to their amenity. The proposal is therefore contrary to policies SBE1, SBE2 of the SEALP, policy WBE1 and WOS3 of the WDLP and policy ENV1 of the BSP.
			The proposed due to its scale, bulk, design massing and position would be an obtrusive feature, out of keeping with the scale and character of the host dwelling and the existing properties in the vicinity, detrimental to the visual amenities of the streetscene and surrounding area. As such the proposal is contrary to policies SBE1 and SBE2 of SEALP, WBE1 and WO53 of WDLP, and ENV1 of BSP.
Informative for approvals			
N16			

If any of the consultee's have requested a copy of the decision notice please list them below;

LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WO53, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P.P. V.S. Andrews
(Development Control Manager)

Date: 30.12.02

RECORD OF SITE VISIT

SITE ADDRESS: 155 Reading Road Wokingham. APPLICATION NUMBER: F/2002/7972	OFFICER: Phillip Taylor DATE OF SITE VISIT: 26/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential mixed styles
1d-sell

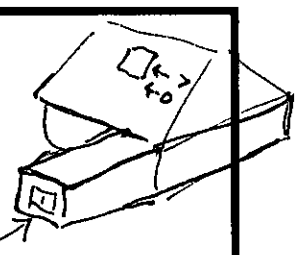
3. DESCRIPTION OF SITE/BUILDING Chalet - large flat roof front gage
conserving & new flat ended dormer
small and only
1.7m low

4. RELATIONSHIP TO ADJOINING PROPERTIES 157 set forward full length
1.8m low - overbrg:

153 - bungalow with 5.6m s/s flat roof ext. - in line with no 155. x 1 roof light @ 155

151 - similar design..

5. SITE CONSTRAINTS — overbrg on 157
light to 153



only window (lounge)?

TREES 3x Silverbirch in 157/153 near garden.

ACCESS/PARKING x 4,5

LEVELS rise to rear

BOUNDARY TREATMENT 1.7m + 1 level hedge 2.0 on 153 side

OTHERS on

Structure - Are taller roofs up + down road - not out of character.
+ No 157 Towers over 155



New build to rear NW of site.

157 land rise to rear dramatically + drop to East.

Application Number : F/2002/7972	Map No : 68
Case Officer : PT	Site Area : 0-06
Valid Date : 8-11-02	Received Date: 08/11/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 155, Reading Road, , Wokingham.

Parish : WK Ward : EMM 15-11-02 B

Applicant : Mr M Webb C/O Romar Building Design.

Fee Required: ~~£220~~ 110.00 Fee Received: £220

Additional: ..... or Refund: ...110.00.....

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 15.11.02 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.

No pre-apps.

OTHERS

Note to officer: Site lies within a Groundwater Protection Zone — planning informatives required.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7972
CASE OFFICER: Phillip Taylor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
LUFF DEVELOPMENTS LTd		
The Granary Ashridge Farm		
Warren House Road, Wokingham		
Berks RG40 5RJ	21	6/12

Telephone Number: (0118) 9746428

Date: 6 January, 2003

APPLICATION NUMBER: F/2002/7267

Iain Knott

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) 977 8909

Dear Sir/Madam

Application No: F/2002/7267

Location: Land Rear Of 207 - 219, Reading Road, Wokingham

Proposal: Proposed erection of 24 dwellings ,estate roads associated works. Single garages for 211 & 213 Reading Road and demolition of 209. Duplicate application with F/2002/6713.

Thank you for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Refuse** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7972. (Case Officer:Phillip Taylor)

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).

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.

09 DEC 2002
11/12/02

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

COMMENTS ON APPLICATION: F/2002/7972

YOUR NAME: MISS A. STEWART & MR R. P. MOORE

YOUR ADDRESS: (if these details are incorrect please amend)
157 READING ROAD
WOKINGHAM
BERKSHIRE
RG41 1LJ

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 ☐

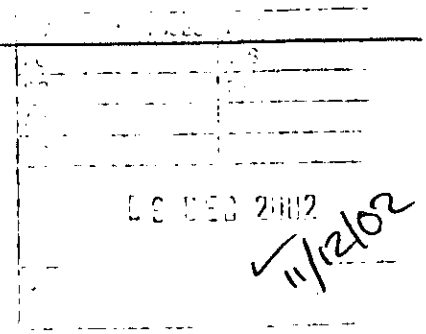
Comments:

WE ARE A DIRECT NEIGHBOUR AT NO. 157
WE HAVE THE FOLLOWING OBJECTIONS :-
(1) ANY WINDOWS OVERLOOKING OUR REAR GARDEN
(2) INCREASE IN RIDGE HEIGHT COMPARED TO EXISTING DWELLING.
WE BELIEVE THIS WOULD CAUSE LOSS OF LIGHT TO ALL ROOMS TO THE REAR OF OUR PROPERTY & WITHIN OUR REAR GARDEN.

Continue over the page if more room required

Carol Hurst

From: Ricky Moore [Moore.Stewart@btinternet.com]
Sent: 06 December 2002 22:04
To: Development.Control@wokingham.gov.uk
Subject: F/2002/7972 - 155 READING ROAD



We are a direct neighbour at No.157 Reading Road.

We have the following objections:-

1. Any windows overlooking our rear garden.
2. Increase in ridge height compared to existing dwelling.

We believe this would cause loss of light to all rooms to the rear of our property and within our back garden.

Miss A. Stewart and Mr R. Moore, 157 Reading Road, Wokingham, Berkshire, RG41 1LJ. 0118 977 2157.

Organisation_Name	Building_Name	address1	Postcode
		16EMMBROOK ROADWOKINGHAM	RG41 1HE
		158READING ROADWOKINGHAM	RG41 1LH
		160READING ROADWOKINGHAM	RG41 1LH
		153READING ROADWOKINGHAM	RG41 1LJ
		155READING ROADWOKINGHAM	RG41 1LJ
		157READING ROADWOKINGHAM	RG41 1LJ
FAIRVIEW CONSERVATORIES LTD		206OLD WOOSEHILL LANEWOKINGHAM	RG41 3HC

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7972

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2002/7972
155, Reading Road, , Wokingham.
Proposed two 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7972**
155, Reading Road, , Wokingham.
Proposed two 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 Malvern

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7972

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

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155, Reading Road, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/7972**
155, Reading Road, , Wokingham.
Proposed two 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 Eke
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7972

WOKINGHAM UNITARY
Aiming for Excellence

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

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155, Reading Road, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7972**
155, Reading Road, , Wokingham.
Proposed two 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/7972

Proposal:
Proposed two storey rear extension to dwelling.

Location:
155, Reading 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/2002/7972 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2002. 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

15 November 2002

Environmental Services

For office use only.
Application number: 08 NOV 2002 4972

Householder planning application form

08.NOV.2002

WOKINGHAM UNITARY
Aiming for Excellence

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. M. WEBB
	Address and postcode	155 READING ROAD
		WOKINGHAM
		BERKS
		RG41 1LJ.
	Phone number	9771926
2	Agent's Name	ROMAR BUILDING DESIGN
	Address and postcode	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM
		BERKS RG41 1JB
	Phone number	07939 230209
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.	155 READING ROAD WOKINGHAM BERKS RG41 1LJ
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	ALL TO MATCH EXISTING	
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: [signature] on behalf of Mr. M. Webb

Date 07.11.02.

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

ADDRESS 155 READING ROAD PARISH WOK E

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/5/59	AE Bailey	Garage & access	12/3/59	C/A
R/6/66	PJJ Bryant	Caravan in front garden	31/3/66	REF
R/33/67	Bailey & Hughes	Alts, adds & garage	30/3/67	C/A
BR6372	MR. C.A. CONLETT	GARAGE	13-5-[illegible] ~~[illegible]~~	CONCEPTED ~~[illegible]~~ N/A
C6311	"	PE SITE GARAGE	12-5-77	N/A REF
98/68101/F	Paul Foote	Erect Double Garage (Retro)	14.9.98	REF
F/2002/7972	Mr Webb.	2/St R. ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Appeal Allowed. (98/68101/F) 1/9/99.

DRAINAGE

091074

153 No side windows

157 1st Floor side windows.

155 – side dormer existing facing 157