EX SYSTEMS LTD

APPLICATION NO:
F/2000/0923

LOCATION:
11 Murdoch Road, Wokingham.

APPLICANT:
The Jones Trust C/O Mr D Sprot

PROPOSAL:
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Jones Trust
C/O Mr D Sprot
4 Kepple Place
Bagshot
Surrey
GU19 5NB

Application Number: F/2000/0923

Parish: **WOKINGHAM**

Location: **11, Murdoch Road, Wokingham.**

Proposal: **Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of highway safety.

Informative
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 and roof 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.

Head of Planning and Transportation
Date: 05 May 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.

FILE

29099

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0923

Proposal: Proposed three storey side extension to dwelling and erection of attached garage and rear conservatory.

Site Address: 11 Murdoch Road, Wokingham

Applicant: The Jones Trust, C/O Mr D Sprot

Your observations are required in respect of this application by **06/05/2000**

No further comments on the revised plans – drawing nos: 3A, 4Aand block plan.

SIGNED: _____ **DATE:** 04/05/00

CLERK TO Wokingham Town Council

Date: 26 April 2000

To: Highways

We have received REVISED PLANS for the following planning application:

Application Number: F/2000/0923

Location: 11, Murdoch Road, Wokingham.

Proposal: Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Applicant: The Jones Trust C/O Mr D Sprot.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan confirming dimensions, indicating position of boundary and parking plan. Drawing Nos: 3A, 4A and block plan.

Comments are required by 06/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

NO OBJECTION SUBJECT TO FOLLOWING :—

SC 23 INSERT GARAGING / PARKING / TURNING

TR 2/5/00

Tel. 0118 974 6443 (Direct Line)

Date. 15 January, 2004

My ref. MT/FP/2004/4914

Mr A Jones
C/o G Cox Developments
2nd Floor, Mulberry House
Osborne Road
Wokingham
RG40 1TL

Dear Mr Jones

TOWN AND COUNTRY PLANNING ACT 1990
CONVERSION OF PART OF GARAGE TO LIVING ACCOMMODATION

Thank you for your Building Regulations Application Number FP/2004/4914 received on 13 January 2004.

I am writing to inform you that written permission from the Planning Department is also required for the proposed work.

Condition 3 of Planning Permission F/2000/0923 removed Permitted Development rights in respect of conversion of the garage..(A copy of this Planning Permission is enclosed for your information.)

If you are intending to pursue this proposal would you please submit a letter to this department outlining your proposal, and a 1:500 location plan showing parking and garaging facilities on the site. A minimum of two on site spaces must be provided and each parking space should be a minimum of 2.4m x 4.8m. This information is required by 29 January 2004.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

MT

Mary Thompson
Development Control/Building Control Liaison Officer

Finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

see Planning F/1999/110 Refused

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0923	BP
BUILDING CONTROL NUMBER	0092	Howard
APPLICANT/AGENT	Mr D. Shot.	
ADDRESS OF SITE	11 Murdoch Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	3 storey side ext erection of attached garage + rear conservatory.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 29/11/99	rec'd 18/4/00
ELEVATIONS	— " —	rec'd 20/3/00.
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC	slightly smaller ext. BC plans not revised	
DATE	15/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	15/5/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0923
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'work'
3.	SC23	SR13	'parking, garaging and turning'
			INFORMATIVE:
			IN06

John Mitchell
4/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 11 Murdoch Road Wokingham.

APPLICATION NUMBER: F/2000/0923

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.4.00

1 SITE/~~STATUTORY~~ NOTICE DISPLAYED ? ✓ on gate post facing Murdoch Rd.

2. DESCRIPTION OF SURROUNDINGS

Residential in character - predominantly large detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house on wide plot. New dwellings to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 13. s/s garage to side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING refer to plan

LEVELS no change

BOUNDARY TREATMENT with no 13. - in part flank wall of

OTHERS garage

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0923

Applicant : The Jones Trust C/O Mr D Sprot.

Location : 11, Murdoch Road, , Wokingham.
Proposal : Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.4.00

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000
Listing letter expires 25.4.00
Latest Consultation Date/Site Notice Expiry Date : ~~**15/04/2000**~~ Letter to neighbour comments by 22.4.00

Application Expiry Date: 08/05/2000

Consultation Responses :

- Highway Authority : revised plan received 18.4.00 indicating on-site parking - no objection subject to condition.

- Town Council : no objection

- Letters of representation : one letter requesting clarification regarding position of garage.

Planning Issues :

- Impact on visual amenity of area/streetscene SBE1/2 of SEALP ; and WBE1 of WOLP
- Impact on amenities of neighbouring occupiers SBE1/2 of SEALP; and WBE1 of WOLP
- Highway issues

PROPOSAL:

Resubmission following refusal (F/1999/0110) for similar proposal which included large detached garage in front garden. Grounds for refusal: impact on streetscene/visual amenity of area. This element of the application has been deleted. Current proposal is for demolition of existing s/s garage and extn. to side and rear and erection of 2 storey side extn. with garage, conservatory to rear, porch and part 1st/2nd floor and part ground extn. to other side. Gates and wall not included in current applⁿ. will be subject of separate applⁿ. Side extn. also reduced 0.3m in height and width. Agent has confirmed no encroachment.

RELEVANT PLANNING HISTORY

F/1999/0110 Similar proposal to above with the addition of a large detached garage with accommodation above in front garage refused 21.1.00 on grounds of impact on streetscene/visual amenity of area.

Application Number: F/2000/0923

Appraisal :

A. Impact on visual amenity of area and streetscene

Policies SBE1/2 of SEALP; and WBE1 of WOLP

In terms of streetscene the design and scale of the proposed extensions to the existing house are considered acceptable. The area is characterised by large houses on wide plots. A gap would still remain to the side of the dwelling.

B. Impact on the amenities of neighbouring occupiers

Policies SBE1/2 of SEALP; and WBE1 of WOLP

Whilst the proposal would involve a substantial extension to the existing property due to the relationship with adjoining properties the amenities of adjoining occupiers would not be adversely affected. There would be a gap of 18.5m to the boundary with no 9. which is also a 3 storey house. The property on the other side no 13. has a garage (single storey) to the side separating the main dwelling and the proposed 2 storey side extn. Some loss of light would occur to the bathroom window in the side elevation at first floor level and the ground floor secondary lounge window. However this would not be sufficient to warrant refusal. No adverse impact on property to rear. Proposed rooflights in elevation facing no 13. are a min. of 1.8m from ground floor level therefore no overlooking issue.

C. Highways:

Number of bedrooms would be increased from 5 to 6. Adequate on-site parking.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Applicationo	Name & Address
F/2000/0923	A Holt 9 Murdoch Road Wokingham RG40 2DG
App approved, sent 10/05/00	

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

Tel: 0118 974 6450

Date: **22 March 2000**

My ref: F/2000/0923

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/0923
11, Murdoch Road, , Wokingham.
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0923**
11, Murdoch Road, , Wokingham.
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: 0118 974 6450

Date: **22 March 2000**

My ref: F/2000/0923

CONFIDENTIAL

Councillor 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/2000/0923
11, Murdoch Road, , Wokingham.
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/0923**
11, Murdoch Road, , Wokingham.
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Date: 26 April 2000

To: Highways

We have received REVISED PLANS for the following planning application:

Application Number: F/2000/0923

Location: 11, Murdoch Road, Wokingham.

Proposal: Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Applicant: The Jones Trust C/O Mr D Sprot.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan confirming dimensions, indicating position of boundary and parking plan. Drawing Nos: 3A, 4A and block plan.

Comments are required by 06/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

NO OBJECTION SUBJECT TO FOLLOWING :—

SC 23 INSERT GARAGING / PARKING / TURNING

JR 2/5/00

Date: 26 April 2000

To: Case Officer

We have received REVISED PLANS for the following planning application:

Application Number: F/2000/0923

Location: 11, Murdoch Road, Wokingham.

Proposal: Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Applicant: The Jones Trust C/O Mr D Sprot.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan confirming dimensions, indicating position of boundary and parking plan. Drawing Nos: 3A, 4A and block plan.

Comments are required by 06/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

PLANNING SERVICES	MPT 28481
POL BP.	TLS
DC	ENF
ARP 25/4.	
CS	
18 APR 2000	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

0923

4 Kepple Place
Bagshot
Surrey
GU19 5NB.
14.4.00

Dear Mrs Polnik,

Further to the Planning Application for No 11 Murdoch Road and with reference to my meeting with you on Friday 14th.

As requested please find enclosed the following.

1) A block plan showing the required no of parking spaces for the size of property. The front gate is also left as is.

2) Six copies of sheet 3A of 6 showing the actual dimension from the new side wall of the proposed extension to the boundary.

I have also enclosed six copies of sheet 4A of 6. On this I have shown the ridge height dimension. I will leave it to you to decide if you want to include these as replacements for the existing sheets or not.

Can I say thank you very much for your help on Friday and lets hope that we now get a good result in the near future.

My best regards.

Douglas Sprot.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0923(Planaps) / (Ludhouse) Date Rec. 18.4.2000

Location: 11 MUROOCH RD

Parish WOKINGHAM

Applicant: THE JONES TRUST

Description of attached plans Revised plan confirming dimensions, indicating position of boundary and parking plan.

Drawing No's: 3A and, 4A and block plan

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 26.4.00

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	HPT
POL	TLG
DC	
CS	
05 APR 2000	
SPEC TO:	ACK

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0923

Proposal: Proposed three storey side extension to dwelling erection of attached garage and rear conservatory

Site Address: 11 Murdoch Road, Wokingham

Applicant: The Jones trust c/o Mr D Sprot

Your observations are required in respect of this application by **15/04/2000**

Objections:

No objections

SIGNED: [signature]

DATE: 30/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 22 March 2000

Application Number: F/2000/0923

Proposal: Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Site Address:
11, Murdoch Road, , Wokingham.

Applicant:
The Jones Trust C/O Mr D Sprot.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT WITHIN THE SITE ~~& ADDITIONAL INFORMATION REGARDING~~

~~1. No. of Residents~~

2. ~~No of Residential Staff~~

3. ~~No. of Non-Residential Staff~~

Signed: N.S. Trotter **Print name:** N TROTTER

6-4-00

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 08 April 2000
My ref: BP/F/2000/0923

Mr Sprot
4 Kepple Place
Bagshot
Surrey
GU19 5NB

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 Mr Sprot

RE: PROPOSED SIDE EXTENSIONS, CONSERVATORY AND PORCH AT 11 MURDOCH RD, WOKINGHAM

Further to your recent planning application for the above-mentioned proposal the amended elevations do not indicate the proposed height of the proposed 2 storey side extension to the east of the property. As this element has been reduced both in height and width this would also affect the details shown on plans 4A and 5A. In addition the original outline of the extension as proposed on the previous application (F/1999/0110) should be deleted from both elevations. It is also noted that notation on the existing side elevations has been transposed ie. existing west view is infact the east elevation and vice versa.

As the proposal increases the number of bedrooms a plan (scale 1:200 or 1:500) should be submitted showing the proposed parking layout. A 6 bedroomed property would require the provision of 5 parking spaces, each one measuring a minimum of 2.4m x 4.8m.

The previous application also included a wall and gates to the front and has been omitted from the current application. Could you confirm that this is correct?

Finally I would also be grateful if the boundary with the neighbouring property, 13 Murdoch Rd, could be indicated on the floorplan and that you can confirm that the extension would not encroach onto that property, including overhanging gutters and foundations.

I look forward to receiving revised plans showing the above within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 08 April 2000
My ref: BP/F/2000/0923

Mr A Holt
9 Murdoch Rd
Wokingham
RG40 2DG

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 Mr Holt

RE: PROPOSED SIDE EXTENSIONS, CONSERVATORY AND PORCH AT 11 MURDOCH RD, WOKINGHAM

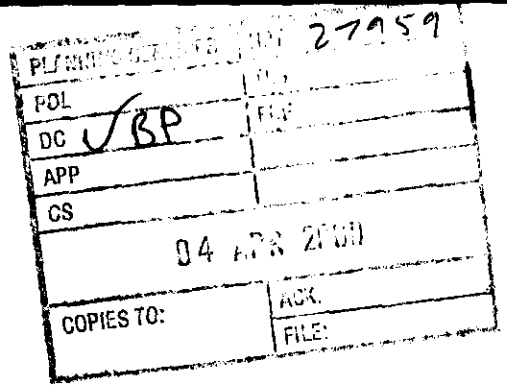
I refer to your letter dated 3rd April 2000 with reference to the above.

I confirm that the extension containing a garage with guest accommodation above would be located on the eastern side of the property, adjoining 13 Murdoch Rd. The proposal also includes a smaller side extension (3 storey) to the other side facing your property.

I hope this clarifies the situation. Any further comments you wish to make on the application should be received within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer



9 Murdoch Road
WOKINGHAM
RG40 2DG

03 April 2000

Mrs. B Polnik
Environmental Services Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Polnik

Ref. Planning Application F/2000/0923 11 Murdoch Road Wokingham

I refer to your letter dated 22March 2000 informing me of this application. I should be grateful if you could clarify a point of confusion relating to this proposed development.

The drawing of the proposed front elevation (sheet 1A of 6) shows the proposed garage with guest suite above, situated on the east side of the property, whereas the description of the proposed development has it on the west side.

Since this has some bearing on whether or not I would wish to make any comment on the proposal, I would be grateful to know which description is correct.

Yours sincerely

A Holt

Received by Wokingham District Council

Application No: F/2000/0923

Proposal:
Proposed three storey side extension to dwelling erection of attached garage and rear conservatory.

Location:
11, Murdoch 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2000	Map No. ..... Site ..020...
Officer: BP / Application No. F/2000/0923	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED THREE STOREY SIDE EXTENSION TO DWELLING ERECTION OF ATTACHED GARAGE AND REAR CONSERVATORY

Location: 11 MURDOCH ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: The Jones TRUST

resubmission 1999/0110 – refused

Fee Received 00-00 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	Plan 2a : E side view of Conservatory not included.	21/3	22/3
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA) .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + 9, 13, 10, 12, 14 Murdoch Road

15, 16, 17 South Drive

Copper Beech, 6 Purslane

(1) (BERK SENIOR CITIZENS HOUSING ASSOC LTD)

ADDRESS 11 MURDOCH ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BO/6/67	10/2/67	Erect private dwelling	23/2/67	REF
BO/7/67	10/2/67	Const access drive & erect 3 detached dwellings	10/2/67	REF
BR/18/67		Divide house into 2 self contained flats	23/2/67	
BO/20/71	22/3/71	Demol. 11 Murdoch Rd & erect 34 group flatlets for elderly, 1 flat for warden & garage	14/5/71	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2)

ADDRESS 11 Murdoch Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BO/31/71	25/5/71	Erect 1 two storey house (BO/6/67 BO/7/67 BR/18/67 BO/30/67 BO/20/71 Refer)	9/6/71	REF
BO/38/71	23/7/71	Demol. house & erect 30 group flatlets for elderly Flat for warden & garage	10/8/71	REF
F/1999/0110	Ms Jones Trust.	2/st Side S/st Rear Ext + Double Garage.	21/1/00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

REF APPLICATION F/1999/0110.

4 KEPPLE PLACE.
BAGSHOT
SURREY
GU19 5NB

11. 3. 00

13.MAR2000* 0923

DEAR MRS POLNIK

FURTHER TO OUR DISCUSSIONS CONCERNING THE PLANNING APPLICATION FOR 11 MURDOCK ROAD WOKINGHAM.

IN YOUR ORIGINAL LETTER OF 21. 1. 00 THE APPLICATION WAS REFUSED ON THE GROUNDS THAT A DETACHED DOUBLE GARAGE IN THE GROUNDS WOULD BE TO LARGE AND OBTRUSIDE.

IN EARLY FEBRUARY AND ON RECEIPT OF THIS LETTER I PHONED YOU TO DISCUSS THE PROBLEM. I AGREED WITH YOU THAT WE WOULD NOT CONTINUE WITH THE THIS GARAGE AND IT WAS NOT TO BE CONSIDERED WITH THE REMAINDER OF THE APPLICATION. AT THIS TIME. I CANNOT RECALL THAT YOU ASKED FOR A FRESH APPLICATION AND NEW DRAWINGS TO BE SENT TO YOU. I ALSO UNDERSTOOD FROM OUR DISCUSSIONS THAT YOU WERE HAPPY WITH THE REMAINDER OF THE APPLICATION.

FOLLOWING OUR CONVERSATION ON THE 8TH MARCH, RESULTING FROM A VISIT BY PLANNING OFFICERS TO MURDOCK RD, I HAVE REVISED THE DRAWINGS AS REQUESTED DELETING THE DOUBLE DETACHED GARAGE FROM THE APPLICATION. I HAVE ALSO COMPLETED THE NEW FORMS YOU KINDLY SENT AND THESE ARE INCLUDED WITH THE DRAWINGS.

AS THERE SEEMS TO HAVE BEEN A DEGREE OF MISS - UNDERSTANDING BETWEEN US OVER THIS ISSUE I WOULD BE VERY GRATEFUL FOR ANY HELP THAT YOU CAN GIVE TO RESOLVE THIS PROBLEM AS QUICKLEY AS POSSIBLE.

I ASSUME THAT AS THERE HAS BEEN NO OTHER COMMUNICATION FROM YOU THAT ALL INTERESTED PARTIES WHO THEIR SAY WHEN THE APPLICATION WAS FIRST POSTED AND THAT THIS SHOULD NOT NOW BE A PROBLEM.

MANY THANKS FOR YOUR HELP.

MY BEST REGARDS

Douglas Symes.

FOR 'THE SYMES TRUST'

27263

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

13.MAR2000* 0923

4 KEPPLE PLACE
BROUGHT
SURREY
CU19 5NB
14.3.00

DEAR MRS POLNIK

WITH REF TO APPLICATION F/1999/0110. FOR 11 MURDOCH RD WOKINGHAM.

YOU SHOULD BY NOW HAVE SIX SETS OF NEW DRAWINGS TOGETHER WITH 6 SETS OF APPLICATION FORMS.

I WOULD LIKE TO DRAW YOUR ATTENTION TO A DIMENSION CHANGE ON THESE DRAWINGS WHICH I HOPE WILL BE TO OUR ADVANTAGE

WHEN THE BUILDER AND I FIRST MEASURED UP THE PROPERTY IT WAS IMPOSSIBLE TO BE SURE OF THE POSITION OF THE BOUNDARY ON THE GARAGE SIDE OF THE HOUSE. WE COULD NOT VERIFY THIS UNTIL THE SITE WAS CLEARED OF THE OLD OUT HOUSES AND SHEDS.

ONCE THIS WAS DONE WE WERE ABLE TO EST. TOGETHER THAT WE WOULD NEED TO REDUCE THE WIDTH OF THE EXTENSION TO BE SURE OF REMAINING COMPLETELY WITHIN THE BOUNDARY.

AS THE BUILDER WAS FULLY AWARE OF THIS WE DONT CHANGE THE DRAWINGS BUT PLANNED TO MAKE THE ADJUSTMENTS ON SITE.

THE ACTUAL WIDTH OF THE EXTENSION SHOULD BE 7450 MM AT FRONT AND REAR NOT THE 7750 MM SHOWN ON THE DRAWINGS IE 300 MM LESS. DUE TO THE PITCH ANGLE THE RIDGE HEIGHT WILL REDUCE BY APPROX 450 MM.

HOPING THAT THIS MEETS WITH YOUR APPROVAL

MY BEST REGARDS

DOUGLAS SPROT.

4 Kepple Place
Bagshot
Surrey
GU19 5NB.

17. 3. 00

13 MAR 2000
22 MAR 2000
COPIES TO:
ACK:
FILE:

Dear Mrs Brown.

Further to my visit to Mrs Polnik on Friday of the week and concerning a Planning Application at 11 Murdock Road Wokingham. (F/1999/0110)

The enclosed drawings are to replace the equivalent sheet numbers of the drawings that are already with you.

Mrs Polnik said that you would do this if we got them to you by Tuesday.

Many thanks

Douglas Spurr

Environmental Services

For office use only.
Application number:

Householder planning application form



Please answer all questions in CAPITAL letters. 13 MAR 2000*
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	THE JONES TRUST 11 MURDOCK ROAD WOKINGHAM BERKS ——
2	Agent's Name Address and postcode Phone number	MR D. SPROT 4 KEMPLE PLACE BAGSHOT SURREY GU19 5NB 01276 471302
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.	11 MURDOCK ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TO BUILD A PART 2 STOREY SIDE EXTN TO BUILD NEW ATTACHED GARAGE TO CONSTRUCT A CONSERVATORY.
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.	RED BRICK TO MATCH EXISTING ROOFER TO MATCH EXISTING. RED BRICK SILLS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5.	Proposed: 6.
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 THE JONES TRUST.

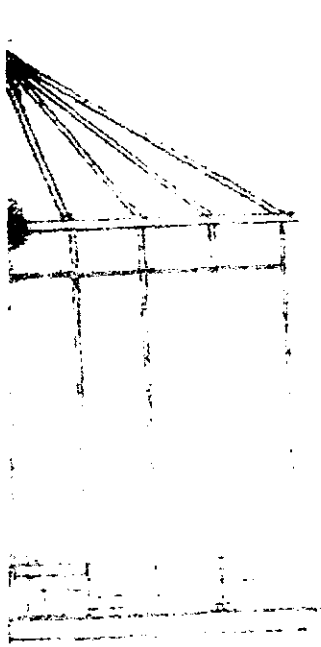
Date 11.3.00

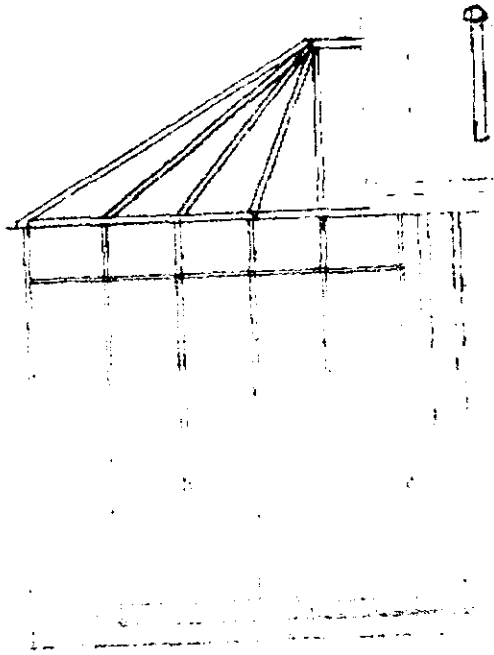
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

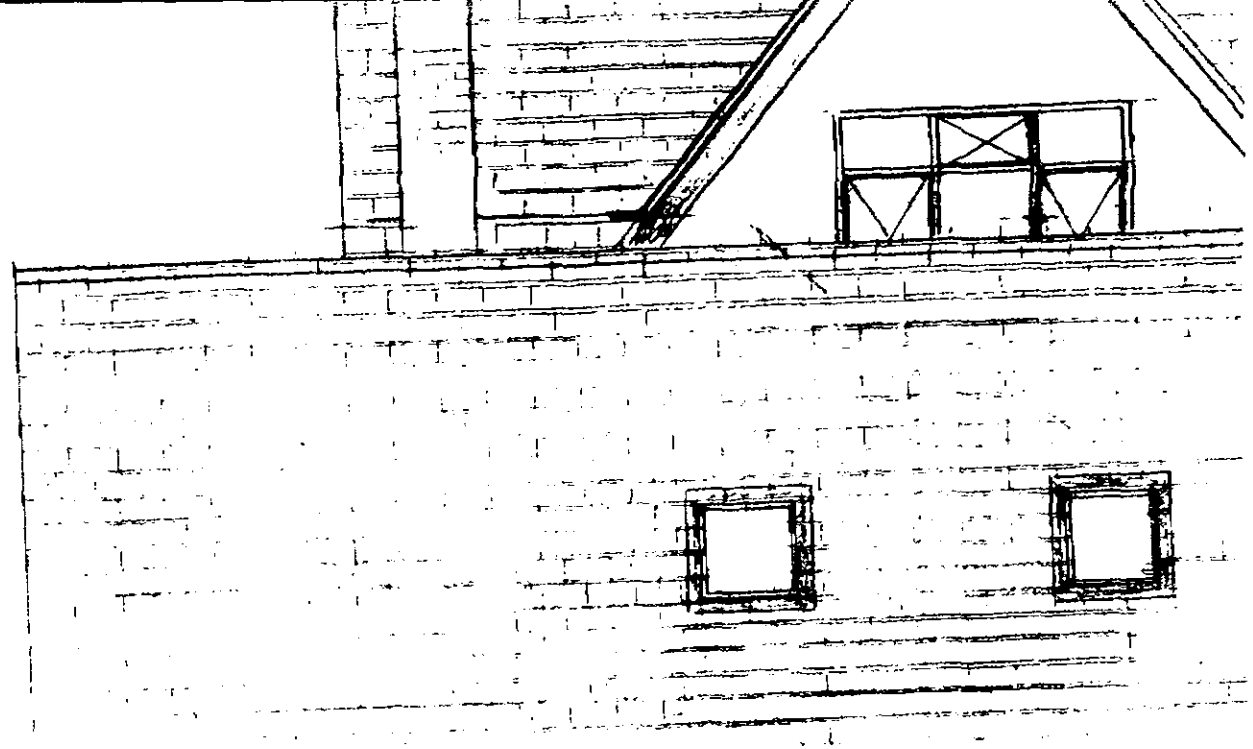
T-652 P 01/01 F-009
+01932340507

NEW DENISE CUMMINGS

APPROVED







1:50

EAST SIDE



Site Plan, Scale: 1 to 1250

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Date: 20 March 2000

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