APPLICATION NO:
F/2002/5873

LOCATION:
8 Buckhurst Grove, Wokingham.

APPLICANT:
Mr Coombs

PROPOSAL:
Proposed addition of flat roof over rear courtyard. LE: 18/03/02

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

955

DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Coombs
8 Buckhurst Grove
Wokingham
Berks
RG40 2JR

Application Number: F/2002/5873

Parish: **WOKINGHAM**

Location: **8, Buckhurst Grove, Wokingham.**

Proposal: **Proposed addition of flat roof over rear courtyard.**

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.

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.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

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.

Applicationo	Name & Addres
F/2002/5873	David Dean Lakeside House 70a Waterloo road WOKINGHAM. RG40 2JL
Application Approved	Letters sent 12.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5873

Applicant : Mr Coombs .

Location : 8, Buckhurst Grove, , Wokingham.
Proposal : Proposed addition of flat roof over rear courtyard.

Site Notice Displayed ? :	YES	NO	DATE
	/		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/03/02

Date Registered : 11/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application <u>will have expired on</u>: <u>08/04/2002.</u> 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 :

Wokingham Town Council - No objection

No letters of objection
x1 letter of support from 70A Waterloo Road

Planning Issues :

Impact on Neighbouring Property

Policy : SBE1, SBE2
WBE1, WOD3
LD3

Application Number: F/2002/5873

Appraisal :

The application property is a chalet style house located on the east side of Buckhurst Close within the established settlement of Wokingham. The dwelling has been previously extended : detached single garage and the extension of a sun lounge/study. The proposal is to construct a solid flat roof where an existing clear plastic roof covers a courtyard. This is to provide for an extension to the kitchen. The new roof measures 3.2 x 1.8m.

The proposal is considered very low impact as not likely to affect any neighbouring property.

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

Application Number F/2002/5873
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Buckhurst Grove Wokingham.

APPLICATION NUMBER: F/2002/5873

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

L. Chalet

3. DESCRIPTION OF SITE/BUILDING

existing roof in plastic / glass
make it more permit

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5873	**Map No :** 76
Case Officer : PT	**Site Area :** 0·09
Valid Date : 11 FEB 2002.	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed addition of flat roof over rear courtyard.

Location : 8, Buckhurst Grove, , Wokingham.

Parish : WK **Ward : WES** 18/2/02 -TB

Applicant : Mr Coombs .

Fee Required: £95 **Fee Received: £95** (3)

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

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 this P.D ?		

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 18/2/02 -3.

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

OTHERS

.....

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NEIGHBOURS

.....

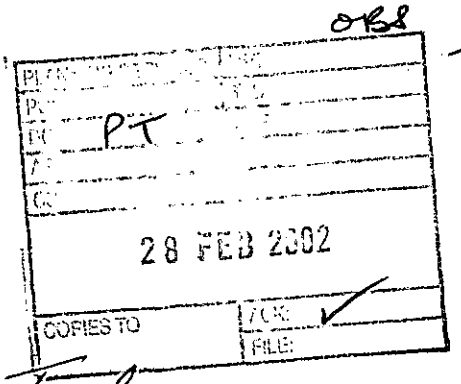
S/N + see map

.....

No pre-apps.

26/2/02

ORS



Lakeside House,
70A Waterloo Road
Wokingham
RG40 2JL

Dear Mr Taylor,

Application No. F/2002/5873

No 8 Buckhurst Grove

Thank you for your letter dated 18/02/02.
I have no objections at all to the proposed flat roof and would like to support the application

Yours Sincerely

David Dean.

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5873

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5873
8, Buckhurst Grove, , Wokingham.
Proposed addition of flat roof over rear courtyard.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5873**
8, Buckhurst Grove, , Wokingham.
Proposed addition of flat roof over rear courtyard.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5873

WOKINGHAM UNITARY
Aiming for Excellence

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
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Phillip Taylor

Development Control Officer

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8, Buckhurst Grove, , Wokingham.
Proposed addition of flat roof over rear courtyard.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2002/5873

Proposal:
Proposed addition of flat roof over rear courtyard.

Location:
8, Buckhurst Grove, , 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/2002/5873 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 14/03/2002. 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.

Head Planning and Transportation

18 February 2002

5873

Environmental Services

For office use only.
Application number: 11.FEB.2002 ★ 5873

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR COOMBS 8 BUCKHURST GROVE WOKINGHAM RG40 2JR 0118 9786327
	Agent's Name Address and postcode Phone number	N/A
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	INTEGRATION OF SMALL COURTYARD INTO KITCHEN. NO ELEVATIONS AFFECTED
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.	WILL USE EXISTING WALLS FLAT ROOF ONLY
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist: Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- ~~I~~ or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 10/2/2011

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

BUCKHURST GROVE WASKANA

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING		KP.c 4/60	PLANNING	BUILDING		
R/55/65		24/6/65	Dinneen/Convert garage to living accom & extend sun lounge & erect new garage	29/7/65 A			
27496				15587 9A			
	RRA2338		ATTENSION/ALTS (MR+MRS. S BROWN)		19387 APP		

11.FEB.2002* 5873



Site Plan, Scale: 1 to 2500

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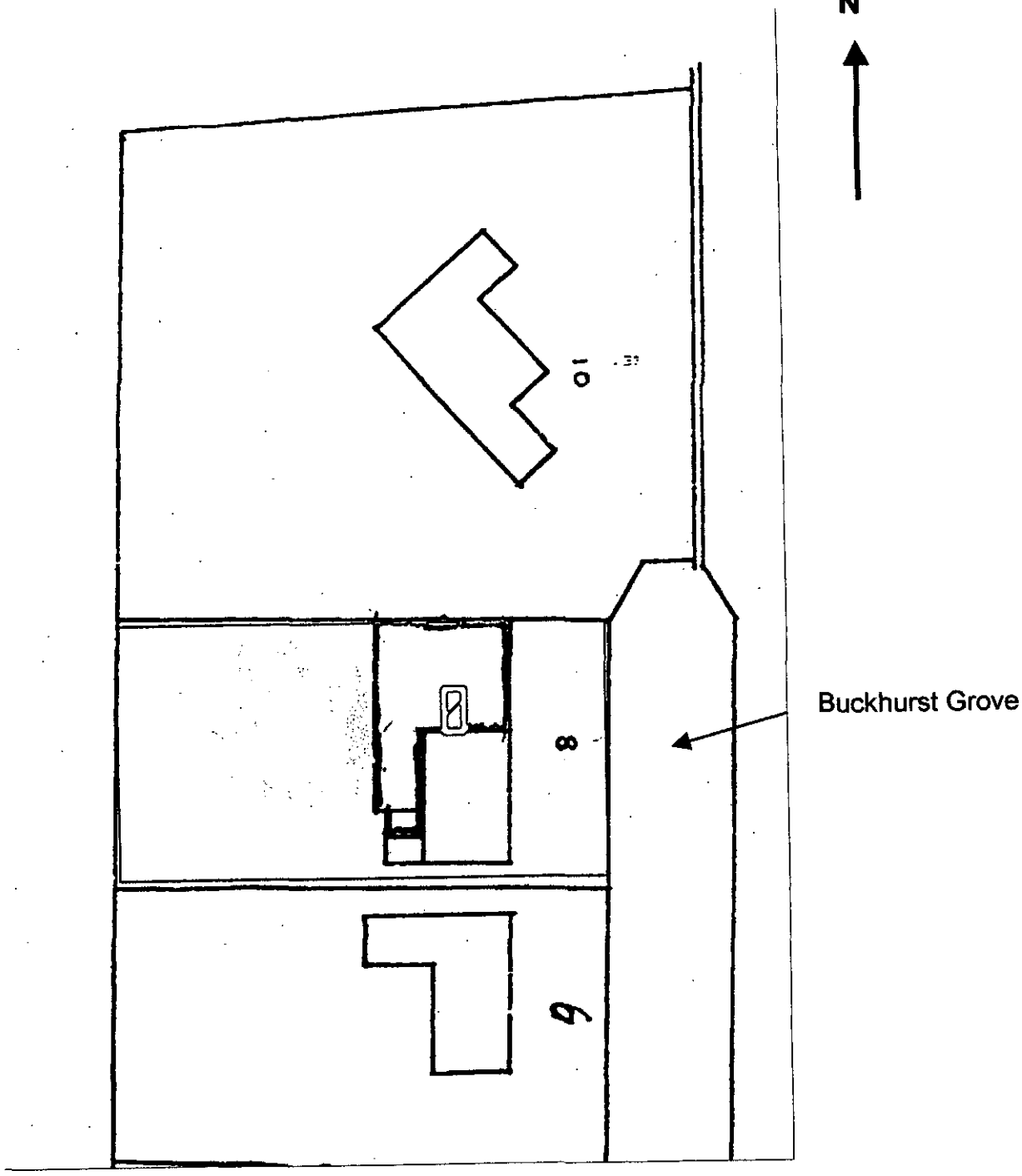
Date: 11 February 2002

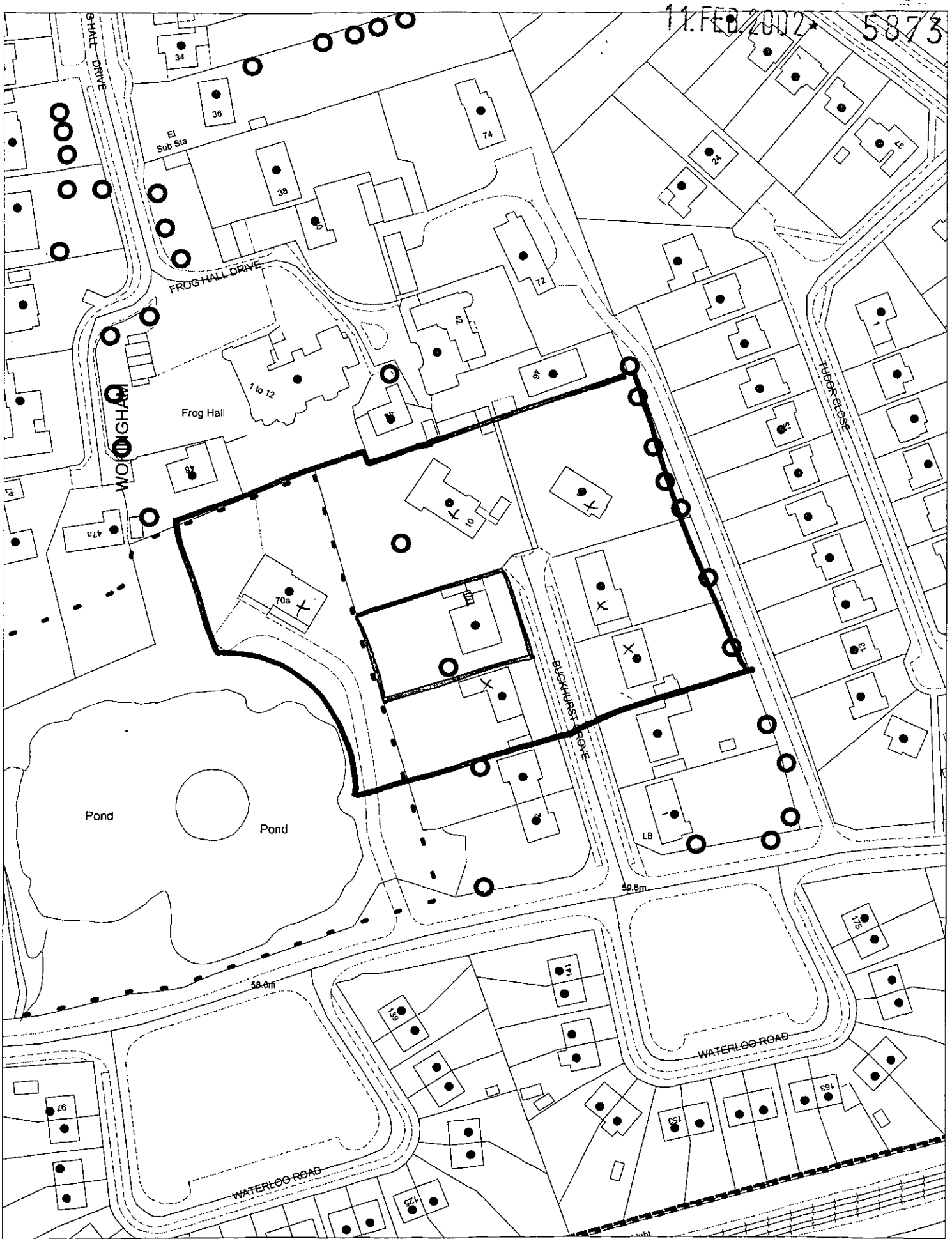
N
W E
S

Buckhurst Grove 1:500

11.FEB.2002 5873



11 FEB 2002 5873



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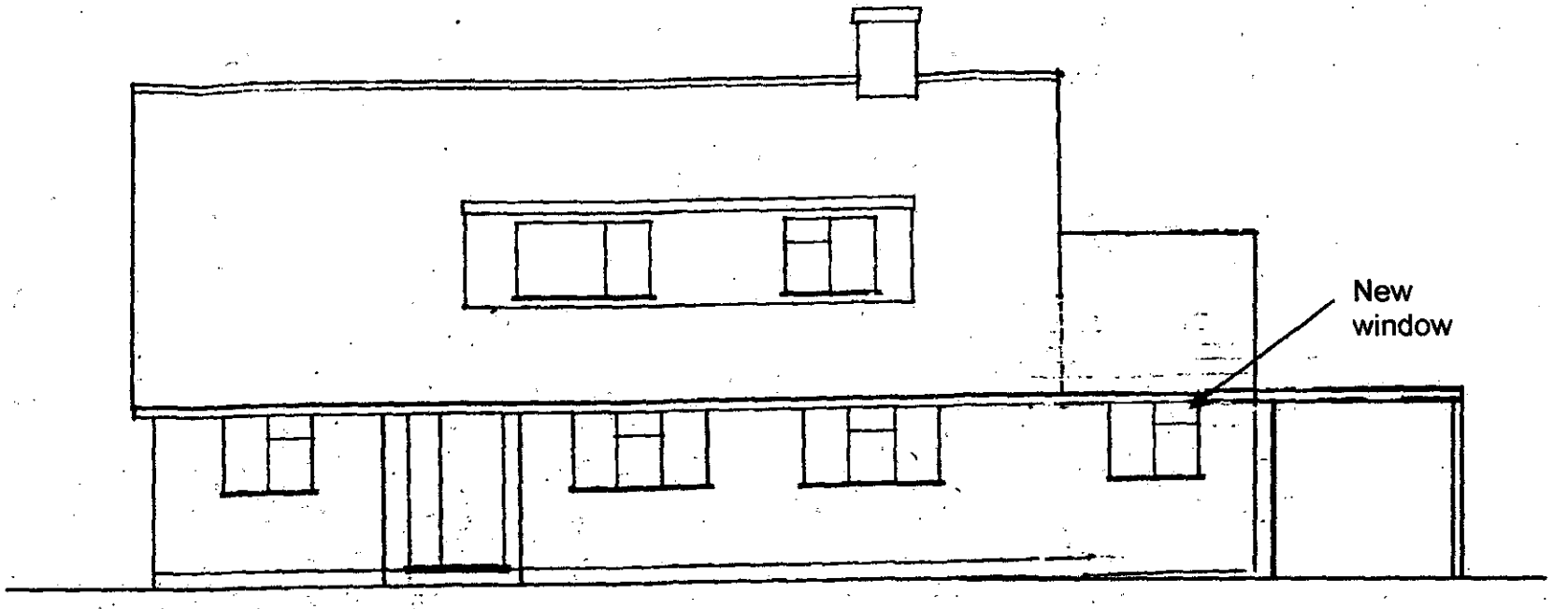
Development Control Section, Environmental Services, Wokingham District Council.
14 February 2002 Scale: 1 : 1250

N
W E
S

11.FEB.2002* 5873

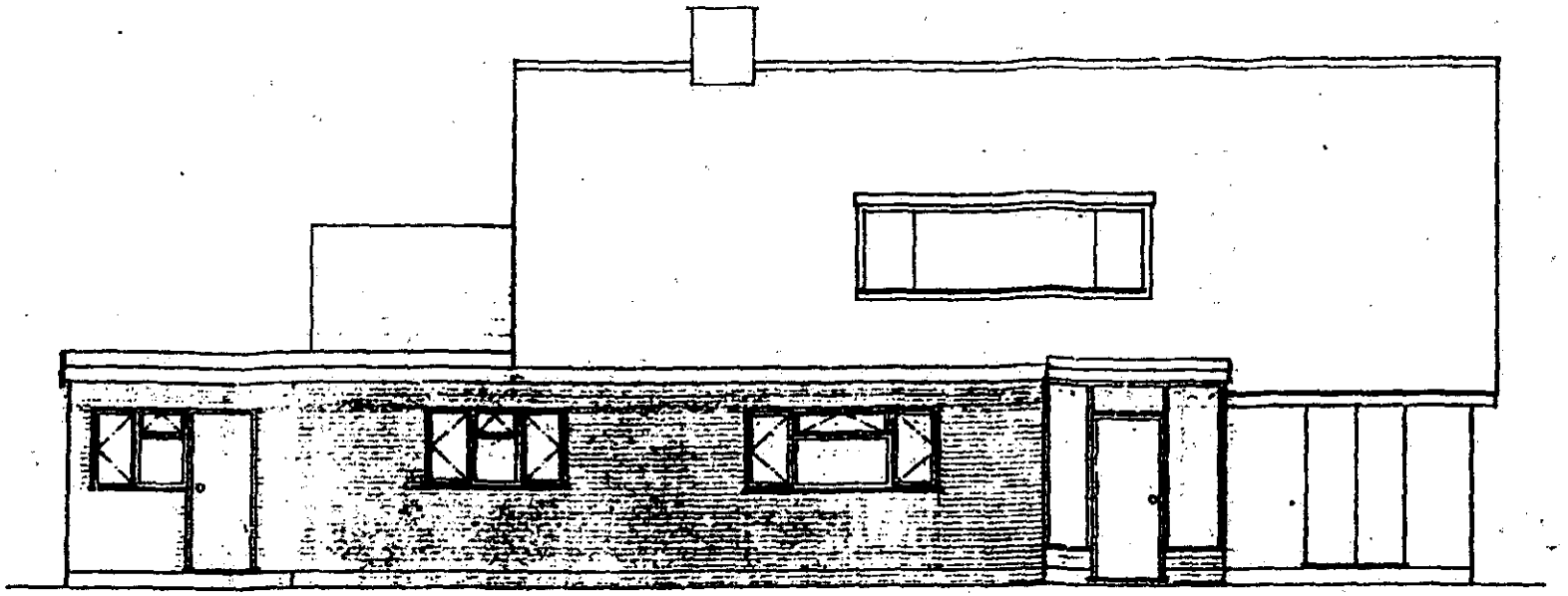


Alteration to 8 Buckhurst Grove,
Proposed Front elevation
Scale 1:100

APPROVED

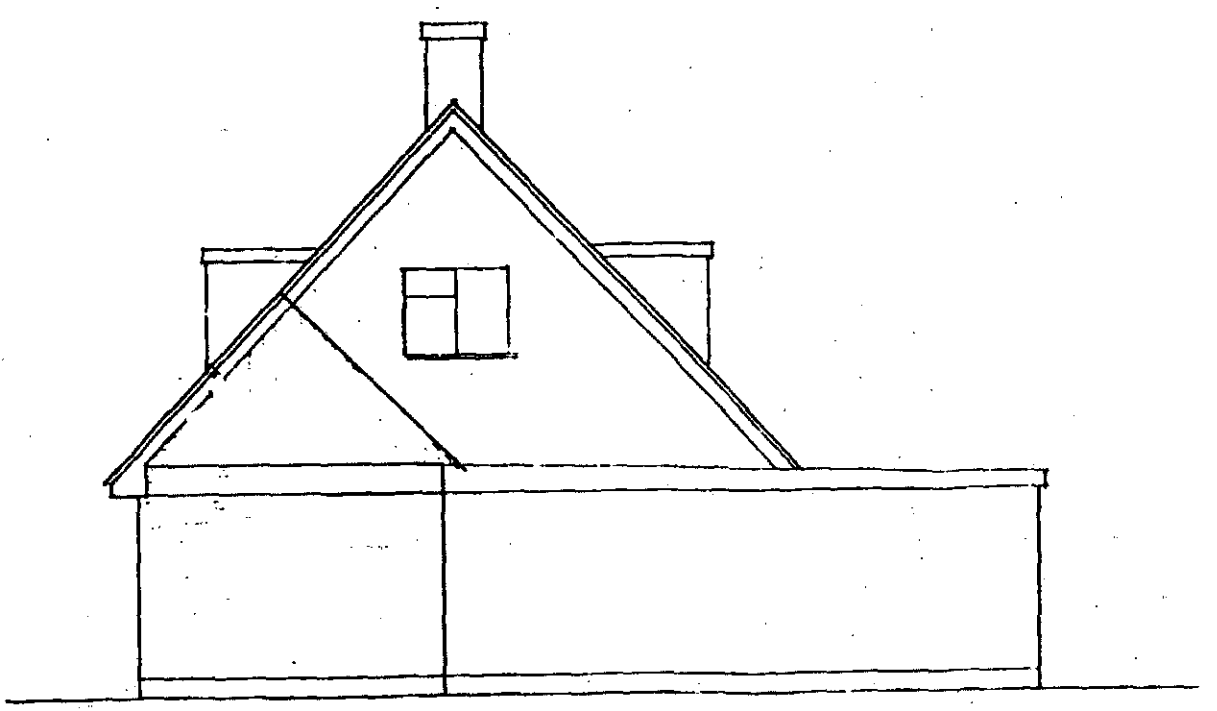
11.FEB.2002* 5873

APPROVED



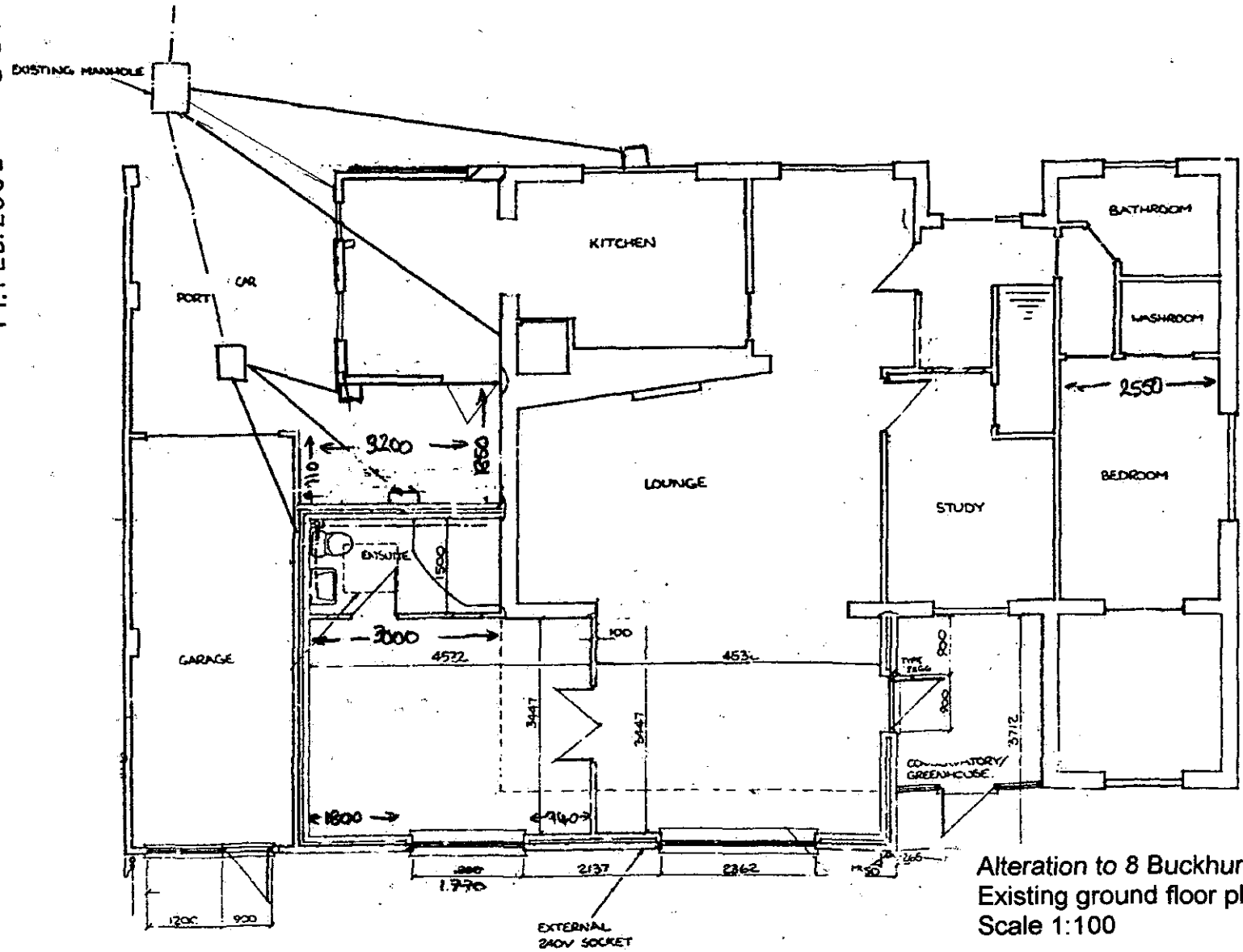
Alteration to 8 Buckhurst Grove,
Original rear elevation
Scale 1:100

APPROVED



Alteration to 8 Buckhurst Grove,
Original side elevation
Scale 1:100

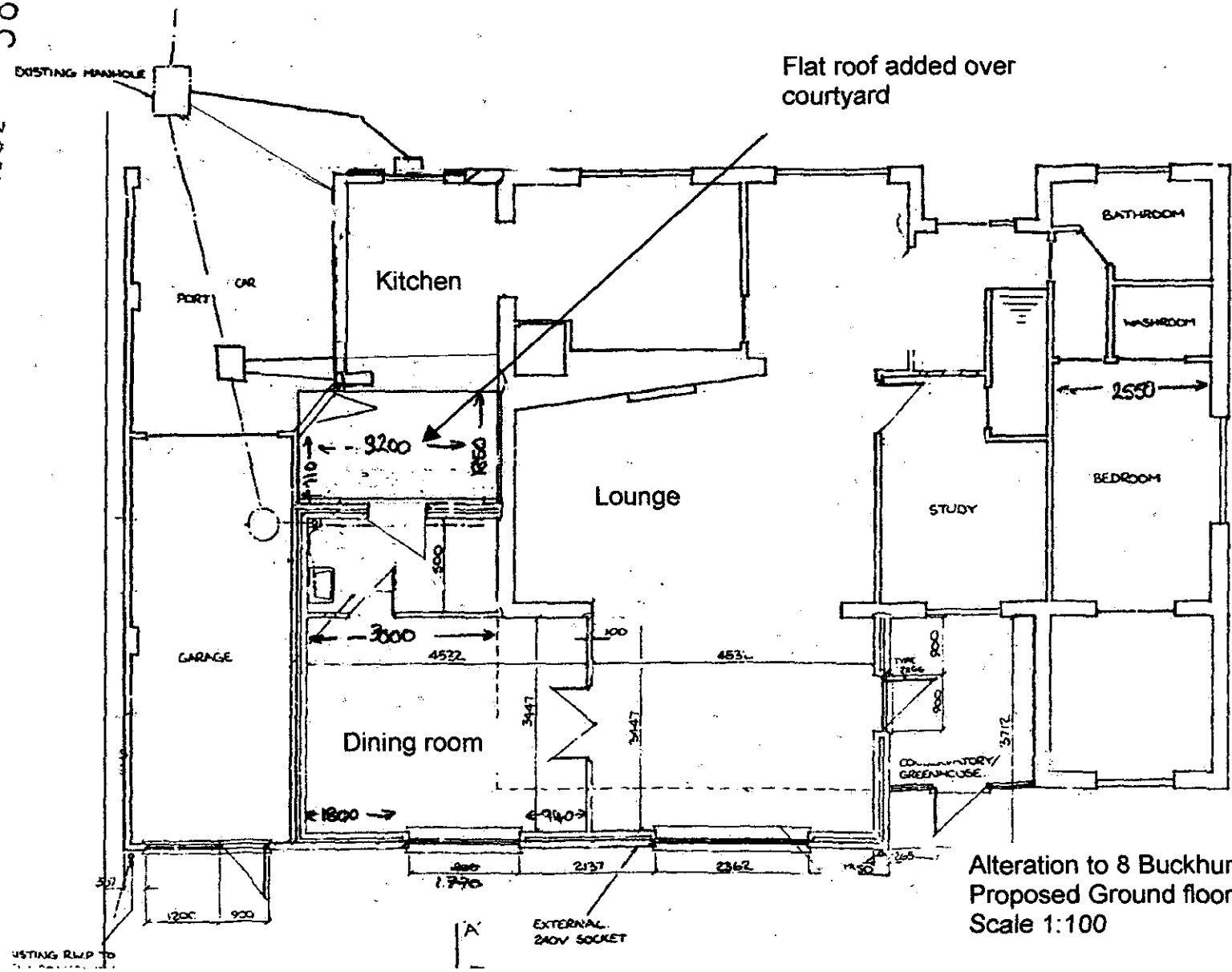
11.FEB.2002* 5873



APPROVED

Alteration to 8 Buckhurst Grove,
Existing ground floor plan
Scale 1:100

11.FEB.2002* 5873



APPROVED

Alteration to 8 Buckhurst Grove,
Proposed Ground floor plan
Scale 1:100