APPLICATION NO:
F/2002/6241

LOCATION:
35 Froghall Drive, Wokingham.

APPLICANT:
Mr/Mrs M Brotherton C/O Ninette Edwards

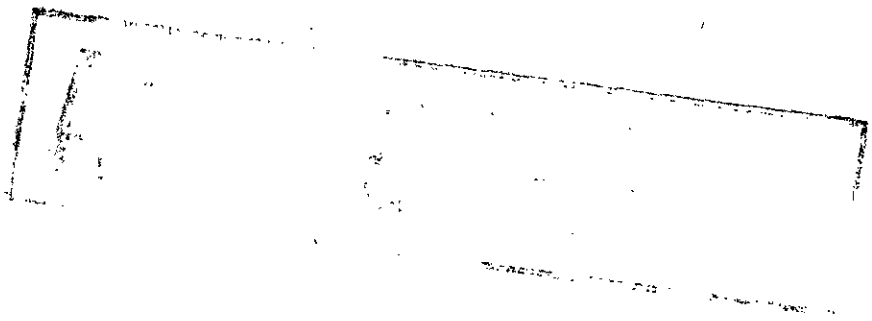
PROPOSAL:
Proposed first floor rear extension to dwelling.

7/05/02

EARLIEST DATE FOR DECISION: **03/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/05/2002

CASE OFFICER: **Phillip Taylor**



191

01

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

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Brotherton
C/O Ninette Edwards
Old Windmill Cottage
The Common
Stoke Row
Oxon
RG9 5PL

Application Number: F/2002/6241

Parish: **WOKINGHAM**

Location: **35, Froghall Drive, Wokingham.**

Proposal: **Proposed first floor 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.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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 WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6241	PT.
BUILDING CONTROL NUMBER	FP 2002/3233	Central
~~APPLICANT~~/AGENT	Nanette Edwards	
ADDRESS OF SITE	35 Froghall Drive WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BFD/201	
ELEVATIONS	—	no proposed alts
FLOOR PLANS	—	to file

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/7/02	

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	

Applicationo	Name & Addres
F/2002/6241	R. Hedderman 29 Tattersall Close WOKINGHAM. RG40 2LP
APPLICATION APPROVED	LETTERS SENT 18.06.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6241

Applicant : Mr/Mrs M Brotherton C/O Ninette Edwards.

Location : 35, Froghall Drive, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? : YES ✓ NO DATE

Date of Neighbour Notifications : .....

Date of Site Visit : Mon 29th

Date Registered : 27/03/2002

Earliest Date for Decision : 03/05/2002

Latest Consultation Date/Site Notice Expiry Date : 03/05/2002

This application will have expired on: 22/05/2002. 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 - Conditional Approval

Neighbour letter - 29 Tattersall Close - Design & Appearance
Daylight & privacy

Planning Issues :

Impact on Neighbouring Properties, Character of the area

Policy: SC1, SC2
WC1, WC3.
LD3

Application Number: F/2002/6241

Appraisal :

The proposal is for a first floor rear extension to the dwelling above an existing single storey extension. Other extensions include a blind dormer containing ~~with an~~ en-suite. The proposal would create another bedroom with ensuite. The roof would be set lower than the main ridge line with a gasket end with a half hip visible to the front. No side windows would be inserted with large arched windows inserted at the rear.

The adjacent neighbour likely to be affected would be No 37 Froghall Drive. This property has had a two storey rear/side extension and single storey rear extension, which is under construction. There are two sources of light into a large open plan kitchen (one window, one kitchen exterior door). The extension also incorporates a glazed roof over the single storey element further aiding light penetration to the kitchen. The proposal at No 38 would not bring the building line any closer to No 37 but would project ~~p~~ at 1st floor level where there is current only a single storey extension. However ~~The extension is not considered to cause a material loss of light to No 37.~~ Whilst there would be some loss of light to the Kitchen via a door and window in the side elevation the amenities of adj. occupiers would not be so adversely affected so as to warrant refusal. The extension is continued to the rear with only a portion of the roof visible at the front. There are many two storey side and rear extensions in the Drive. The extension does not affect the building line or footprint of the property. No adverse impact on the cheatscene.

Highway have no objection to the proposal and recommend conditional approval.

The comments made by the occupiers of No 29 Froghall Drive are not considered material to the application.

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

Application Number F/2002/6241
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5.	C044	R044	1st floor or dove in both side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 35 Froghall Drive Wokingham. APPLICATION NUMBER: F/2002/6241	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

3 first floor bedroom - Arched window to provide light to room via v. high ceiling.

4. RELATIONSHIP TO ADJOINING PROPERTIES

37. 1st floor windows on side
x2 kitchen windows at GF

33 - S/S rear ext across rear passage way + access at rear
35 - to be retained.
Bathroom window on side.
x2 bedroom window on rear
x GF windows kitchen

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

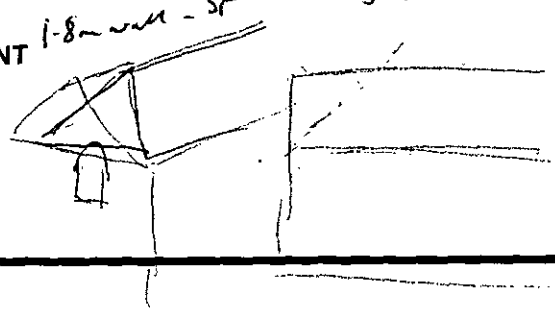
BOUNDARY TREATMENT

OTHERS

Large willows at rear.

37. glazed roof over S/S extent
light to kitchen

1-8m wall - Sparse hedge 32



Application Number : F/2002/6241	Map No : 76
Case Officer : PT	Site Area : 0 07
Valid Date : 27.3.02	Received Date: 27/03/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling.

Location : 35, Froghall Drive, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr/Mrs M Brotherton C/O Ninette Edwards.

Fee Required: £95 Fee Received: £95 (2)

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	Parking layout required.	9.4.	
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

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

.....No pre-app.....

.....

.....

.....

.....

.....

NEIGHBOURS

...S/N + see map.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		33FROGHALL DRIVEWOKINGHAM	RG402LE
		35FROGHALL DRIVEWOKINGHAM	RG402LE
		37FROGHALL DRIVEWOKINGHAM	RG402LE
		30FROGHALL DRIVEWOKINGHAM	RG402LF
		32FROGHALL DRIVEWOKINGHAM	RG402LF
		34FROGHALL DRIVEWOKINGHAM	RG402LF
		28TATTERSALL CLOSEWOKINGHAM	RG402LP
		29TATTERSALL CLOSEWOKINGHAM	RG402LP
		30TATTERSALL CLOSEWOKINGHAM	RG402LP

F/2002/6241 10.4.

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

Tel: (0118) 974 6442

Date: 09 April 2002

My ref: F/2002/6241

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6241
35, Froghall Drive, , Wokingham.
Proposed first floor 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/2002/6241**
35, Froghall Drive, , Wokingham.
Proposed first floor 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 R Wyatt

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

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

Tel: (0118) 974 6442

Date: 09 April 2002

My ref: F/2002/6241

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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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_____

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Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/6241

Proposal:
Proposed first floor rear extension to dwelling.

Location:
35, Froghall Drive, , 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/2002/6241 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 03/05/2002. 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**

09 April 2002

27.MAR2002* 6241

NINETTE EDWARDS - ARCHITECT
Old Windmill Cottage, The Common, Stoke Row OXON, RG9 5PL
Tel. 01491 680357 Fax. 01491 680384 Mob. 07711 140628
ninette@edwardsnetwork.com

26th March 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam,

35 Frog Hall Drive, Wokingham

Please find enclosed 6 copies of plans and forms relating to an extension to the above property, and a cheque for £95.00 made payable to Wokingham District Council.

The proposals involve building up from a single storey extension to form a two storey extension to the original house.

If you require any further information, or have any queries, please do not hesitate to contact me.

Yours sincerely

Ninette Edwards

Cc. Clare and Martin Brotherton

6241

Environmental Services

For office use only.
Application number: 27 MAR 2002 · 6241

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 M. BROTHERTON
	Address and postcode	35 ARCHHALL DRIVE WOKINGHAM BERKS RG40 2LE
	Phone number	0118 977 4243
2	Agent's Name	NINETTE EDWARDS - ARCHITECT
	Address and postcode	OLD WINDMILL COTTAGE THE COMMON STOKE ROW OXON RG9 5PL
	Phone number	01491 680357
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.	SEE 1.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION ABOVE EXISTING SINGLE STOREY 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.	RED BRICK / CLAY TILES 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
KATHLEEN + DOUGLAS BAILEYSTOCK.	35 FROGHALL DRIVE WOKINGHAM	26 MARCH 2002.

None of the land forms part of an agricultural holding.

Your signature: N Duffe Edwards on behalf of M. BROTHERTON.

Date 26/3/2002

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

35, FROGHALL DRIVE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
	BR3871		EXTENSION TO HALL & CLOAKROOM (MR D.E. BAVEYSTOCK)		1.12.75 APP		
03817			" " "	21.1.76 C/A			
	BR10102		" LOUNGE & BEDROOM "		13.2.79 APP		
09978			" "	15.3.79 C/A			
	BRA2408		INT. ALTS. "		18.3.87 R		
	BRA2649		" (EN-SUITE) "		~~[illegible]~~	20.5.87 APP	



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Central Support Section, Environmental Services, Wokingham District Council.

3 May 2002

Scale: 1 : 250

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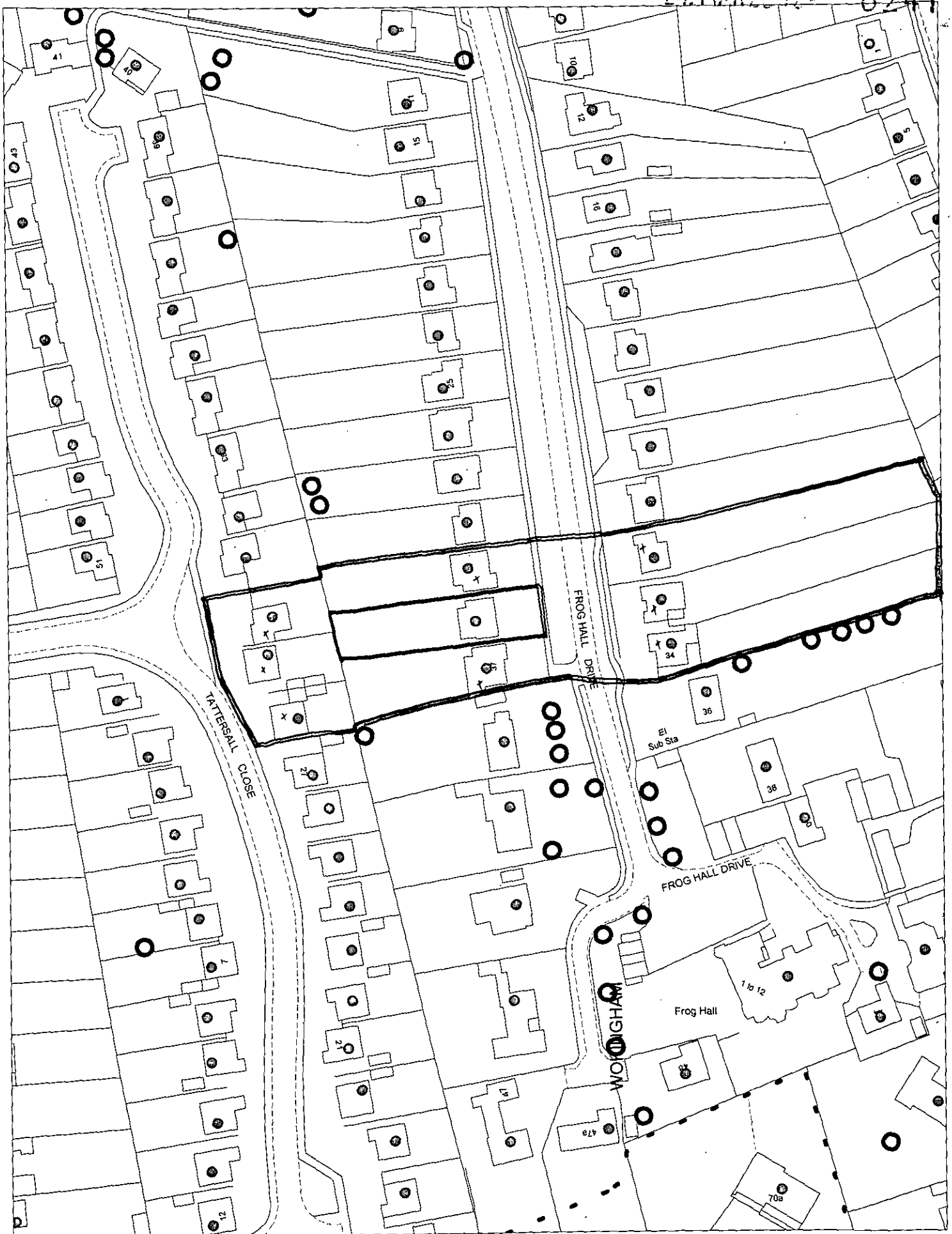
27MAR2002

6241



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

Scale: 1 : 1250

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