13/7
ASCOD SN to be repositioned to rear or front property.

APPLICATION NO:
F/2000/1814 ✓

LOCATION:
159 Old Woosehill Lane, Wokingham.

APPLICANT:
Mr D Gray C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**
28 Day Members exp: 28/07/2000
APPLICATION WILL HAVE EXPIRED ON: 17/08/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Gray
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2000/1814

Parish: **WOKINGHAM**

Location: **159, Old Woosehill Lane, Wokingham.**

Proposal: **Proposed single storey front 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The proposed window in the front elevation of the room marked 'cloak' on approved plan No. 2165.1 shall not at any time be glazed other than with obscure glass.

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 the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/08/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1814	NB
BUILDING CONTROL NUMBER.	FP 2001/1970	Brian
~~APPLICANT~~/AGENT	Chamberlain Synod.	
ADDRESS OF SITE	159 Old Wooselill Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2165 2A	2165 1
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1814

Proposal:
Proposed single storey front extension to dwelling.

Location:
159, Old Woosehill Lane, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

30 June 2000

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

Tel:

Date: **30 June 2000**

My ref: F/2000/1814

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1814
159, Old Woosehill Lane, , Wokingham.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1814**
159, Old Woosehill Lane, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel:

Date: **30 June 2000**

My ref: F/2000/1814

CONFIDENTIAL

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
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_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel:

Date: **30 June 2000**

My ref: F/2000/1814

CONFIDENTIAL

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
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159, Old Woosehill Lane, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1814

Applicant : Mr D Gray C/O Chamberlain Syrad Architecture.

Location : 159, Old Woosehill Lane, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/7

Date of Neighbour Notifications : .....

Date of Site Visit : 13/7

Date Registered : 22/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 17/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOK TC : 26/7 - No objection

Neighbours/SN : none received.

Planning Issues : (10'd set).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2.

35281 – 2s extn.

Current appln : change from flat roof over carport → pitched.

Application Number: F/2000/1814

Appraisal :

- Development: single storey front extension forming an extension to the kitchen - to infill (solidly) the front/side of the house. To be: 4m length & 2.9m width (& not extending beyond existing front/side b'lines). It ~~will~~ will have a pitched roof 2.4m to eaves & 3.6m to the ridge. The kitchen extension would replace the existing open carport area.
The dwelling is detached, within the identified settlement of Wokingham. The ~~site~~ is a corner plot with old Woosehill Lane + Westward road. The front of the dwelling is set back 13.5m from the road, & the carport → kitchen ~~kitchen~~ extension would be separated from 157 by a garage.

1) Impact upon neighbouring properties.
Due to the fact that the proposed extn would be set back from all boundaries - it is considered that there would be no adverse negative, impacts upon neighbouring properties.
There is to be the installation of a window in the front elev (is currently on the side elev) - which would be conditioned to be obscurely glazed.

2) Impact upon the streetscene.
Materials would match existing, therefore, it is considered that there would be no adverse detrimental impacts upon the streetscene.

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

Application Number F/2000/1814
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3	SC20	SR24	'CLOAKS'
			FRONT

John Sutcliffe
16/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 159 Old Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2000/1814

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Gates - entrance to ~~dwelling~~ carport

2. DESCRIPTION OF SURROUNDINGS
Detached flat roof garage & covered carport area
open plan frontage.

3. DESCRIPTION OF SITE/BUILDING
As above
Extend both to infill carport area with pitched roof over.
flat roof above porch & garage to remain

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage + 3 on driveway.

LEVELS

BOUNDARY TREATMENT n/a.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 JUN 2000
Officer: NAB	Application No. F/2000/1814

Map No. 68 Site 0.01

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 9 1 S 9 OLD WOOSEHILL LANE

Parish: WOKINGHAM Ward: Emmbrook 30.6.2000. ✓ 30/6

Applicant: MR D GRAY

Fee Received 95-00 (2) 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			
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 ✓: 30.6.2000 30/6

Parish Council Informed - YES / ~~NO~~ 30/6 ✓

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

~~[illegible]~~ NO Pre-apps.

NEIGHBOURS: S/N + 157, 161, 182 + 184 Old Woosehill Lane.
12 + 14 WESTWARD ROAD. ✓ 30/6

PLANNING SERVICES | HPT
PCL | TLS
APP | ENF
CS
26 JUL 2000
COPIES TO: | ACK: | FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1814

Proposal: Proposed single storey front extension to dwelling.

Site Address: 159 Old Woosehill Lane, Wokingham.

Applicant: Mr D Gray C/O/ Chamberlain Syrad Architecture

Your observations are required in respect of this application by **24/07/2000**

No objection

SIGNED: _____ **DATE:** 24/07/00

CLERK TO Wokingham Town Council

ADDRESS 159 OLD WOOSEHILL LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7969 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/11/59	CONTRACT CONSTRUCTION CO LTD.	1/APP. RESIDENTIAL DEV.	SUPERSEDED BY	
6/33/59	" "	" "	"	"
0/42/59	MR L. REYNOLDS	" "	10.12.59	N/A C/A
B/22/60 4861	MR H. THOMPSON	" "	SUPERSEDED BY	
B/144/60 4944	"	" "	13.10.60	APP C/A
B/55/61 5139	MESSRS. BLAKES (BEENHAM) LTD.	DETACHED HOUSE & GARAGE	27.7.61	APP C/A
35281			23.3.90	C/A
BRA8544	MR. R. BROADBENT	2/ST. RET.	16.3.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Renamed 6 6 80

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

22. JUN. 2000* 1814

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. DAVID GRAY
	Address and postcode	159 OLD WOOSE HILL LANE WOKINGHAM BERKS RG31 3HR
	Phone number	
2	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTURE
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
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.	159 OLD WOOSE HILL LANE WOKINGHAM RG31 3HR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY KITCHEN 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.	BRICKS & 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 ☑

Crystal Mark
Clarity approved by

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

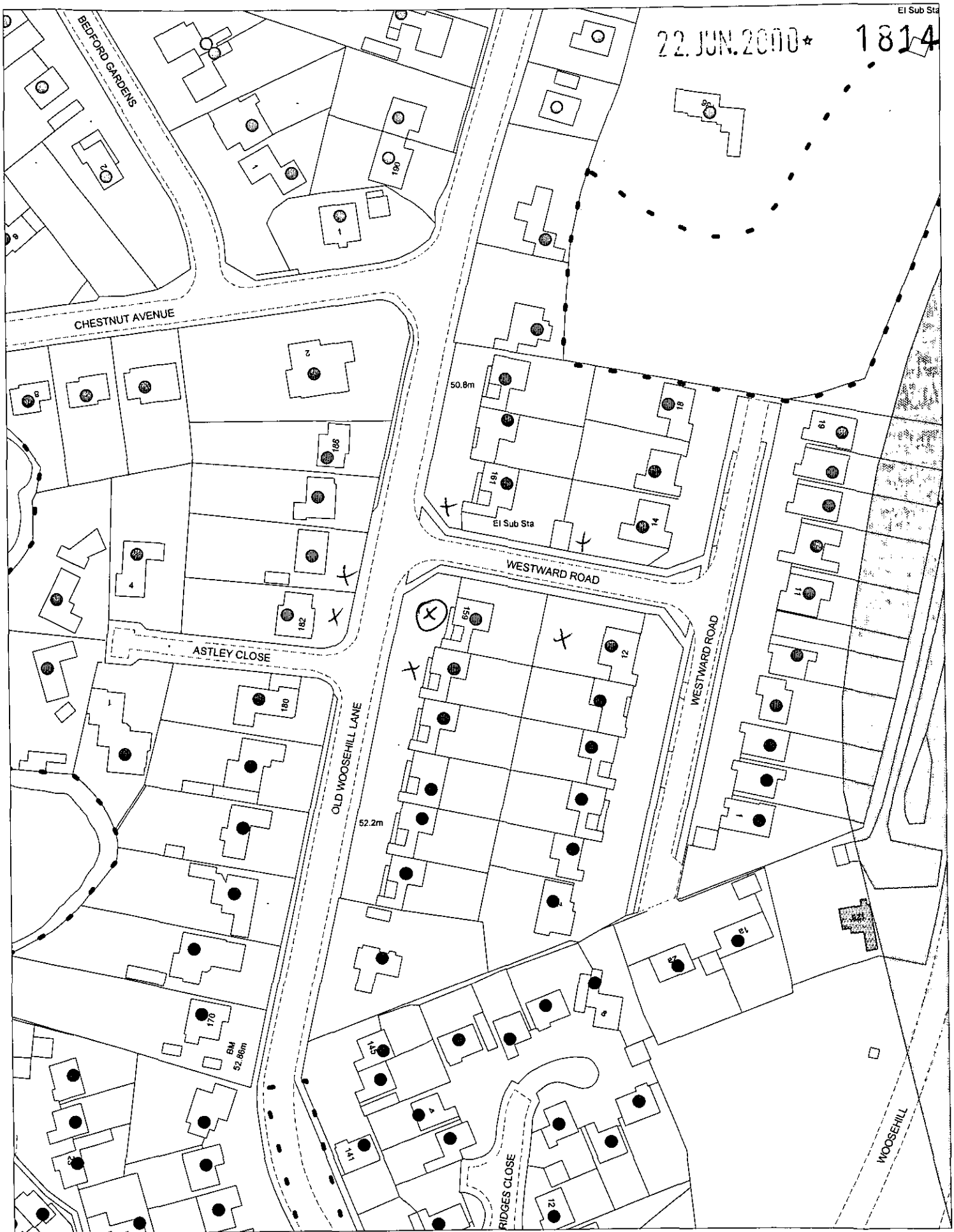
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR D.J.A. GRAY

Date 20.6.00

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



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Development Control Section, Environmental Services, Wokingham District Council.

26 June 2000

Scale: 1 : 1250

N
W E
S