[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2001/3144

LOCATION:
10 Highfield Close, Wokingham.

APPLICANT:
Mr D Stafford

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Stafford
10 Highfield Close
WOKINGHAM
Berkshire
RG40 1DG

Application Number: F/2001/3144

Parish: **WOKINGHAM**

Location: **10 Highfield Close, 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) no additional windows or similar openings shall be constructed in the first floor flank walls 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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. 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, eaves and gutters, 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.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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, SBE2, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3144

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
DX: 33506 – Wokingham

Mr D S Stafford
10 Highfield Close
Wokingham
Berkshire
RG40 1DG

Dear Mr Stafford

PLANNING PERMISSION F/2001/3144
SITE: 10 HIGHFIELD CLOSE, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3144 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3144 AT
BUILDING CONTROL NUMBER	BR 2001/1138 Howard
APPLICANT~~/AGENT~~	Mr D. Stafford.
ADDRESS OF SITE	10 Highfield Close GOKINGHAM.
DESCRIPTION OF PROPOSED WORK	first ~~floor~~ rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	no plans to check.	
ELEVATIONS		
FLOOR PLANS		

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

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3144

Applicant : Mr D Stafford .

Location : 10, Highfield Close, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 30/01/01

Date Registered : 09/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 06/03/2001. 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 :

Neighbours: No comments received
Wokingham TC: No comments received.

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2000/3144
Appraisal:

1) Impact on neighbouring properties

The proposal is for a first floor extension to the rear of a 2 storey terraced house to create a bedroom extension.

The proposed first floor extension will be located above the ground floor lobby way and over part of the single storey garage. It will be 3.7 metres wide and will protrude from the rear elevation via the existing bedroom by 2.5 metres. It will have a hipped pitched roof with an eaves height of 5.3 metres, which will match the existing main roof with a ridge height of 6.9 metres.

There will be a new window in the south east elevation, but this will not cause any overlooking to neighbouring properties.

No.11, to the south west, 2 storey, terraced neighbour. Main windows at ground floor and at first floor face enclosed rear garden. Proposal located approximately 3 metres away from ground floor living room window. Due to the orientation it is considered that the occupants of this property will not be overshadowed or will the proposal be overbearing.

Due to the orientation, distance away and boundary treatments the proposed first floor extension will not affect neighbouring properties, therefore no detrimental impact.

2) Impact on street scene /visual impact.

The first floor extension will be located adjacent to the garages at the rear of the block of terraced houses and therefore will not be visible from the road. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

Application Number F/2001/3144
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to Match
3	C044	R044	First floor flank walls of the extension
			Informatives
	N06		Within Curtilage
	N04		Planning Permission Only (NOT BR Approval)

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 16/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 10 Highfield Close Wokingham.

APPLICATION NUMBER: F/2001/3144

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 30/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on rear fence panel

2. DESCRIPTION OF SURROUNDINGS Residential Quadrangle ~~open~~
No 11, 2 storey terrace house, open plan front garden + enclosed rear garden. Adjacent bedroom window at first floor + a downstair living room window 0.6m away from boundary 2m high + 2.3m wide. (Patio window) Adjacent single storey garage blocks.

3. DESCRIPTION OF SITE/BUILDING 2 storey terraced house in block of 4 No, Ground floor light brown brickwork, red + brown clay hung tiles at first floor on front elev. Roof concrete brown coloured tiles, white uPVC windows doors, fascia bds + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
On end of terrace of block of 4, adjacent to neighbours single storey garages at rear of property. Adjacent detached houses rear ~~boundaries~~ will not be affected. (Neighbours garage belongs to No. 9.)

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing in garage at rear

LEVELS — N/C

BOUNDARY TREATMENT — 1.87m brick wall with No. 11.

OTHERS — Rear boundary fence 1.87m fence.
— single storey garages on adj boundaries at side.

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

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3144

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2001/3144
10, Highfield Close, , Wokingham.
Proposed first floor rear 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3144**
10, Highfield Close, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3144

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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John Mitchell

John Mitchell
Development Control Manager

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10, Highfield Close, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3144

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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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10, Highfield Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3144**
10, Highfield Close, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3144
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3144**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3144

Proposal:
Proposed first floor rear extension to dwelling.

Location:
10, Highfield Close, , 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

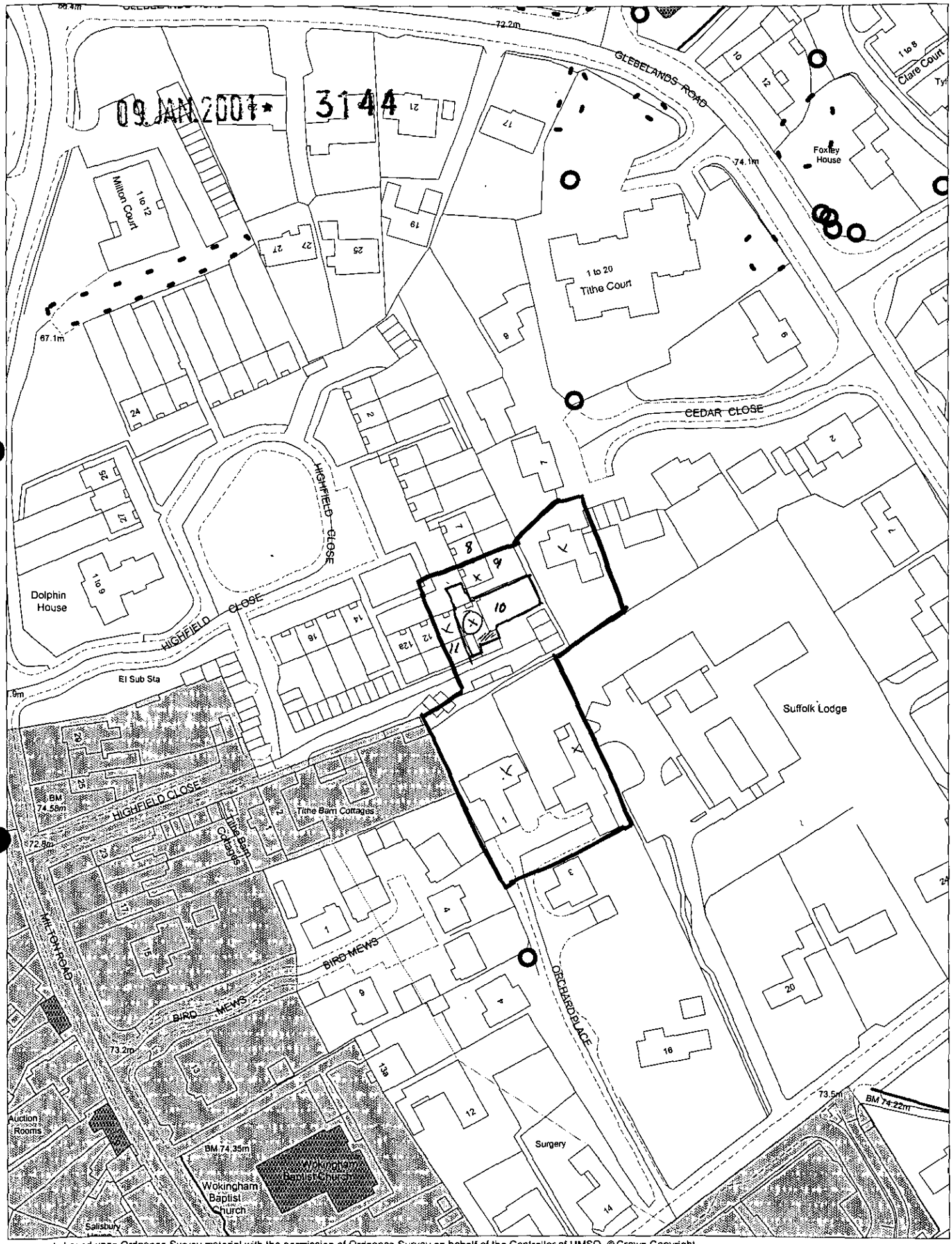
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. 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

15 January 2001



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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001

Scale: 1 : 1250

N W E S

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 30/1 Time 12.00

WHILE YOU WERE OUT

Name Wendy Benmersbah (Tues) / Patricia Harcourt (Weds)

Of

Phone No. 978 3185 Ext.

Phoned		Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2001/3144

10 Highfield Close

Wokingham

Having trouble interpreting drawings

(existing side elevation E & proposed side elev.)

Have explained it to Ken.

Signed Jan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JAN 2001	
Officer: AT	Application No. F/2001/3144

Map No. 75A **Site** 0:02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 10 HIGHFIELD CLOSE

Parish: WOKINGHAM Ward: NORREYS
15-01-01

Applicant: MR D. STAFFORD

Fee Received 95.00 Required ..... Additional ..... Refund .....
(1)

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 : 15.01.01 Parish Council Informed - YES / NO

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 (INTERNAL) .....
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:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

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

By hand 9/1/01

Environmental Services

For office use only.
Application number: 09.JAN.2001 • 3144

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 D. STAFFORD
	Address and postcode	10, HIGHFIELD CLOSE WOKINGHAM BERKSHIRE RG40 1DG
	Phone number	962797
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	10, HIGHFIELD CLOSE WOKINGHAM BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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.	BUFF/RED FACING BRICKS AND NEW ROOF TILES TO MATCH EXISTING HOUSE FINISH.
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: 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.	£95	
	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: David S Stafford

on behalf of

Date 9/1/01

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

ADDRESS 10 HIGHFIELD CLOSE PARISH DOK

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/31/58	Mrs Beale	Ide4 hse (Nonsuch)	27/8/58	C/A
0/28/59	Alexander	Res Dev	12/11/59	REF
0/19/61	Dolphin	Res Dev	29/6/61	C/A
0/51/61	do	Terraced Houses	30/11/61	C/A
BN98/0637	Mr. & Mrs. D. Stafford	S/St/ Ext to Kitchen		

DATE OF COMPLETION

MINISTRY DECISION

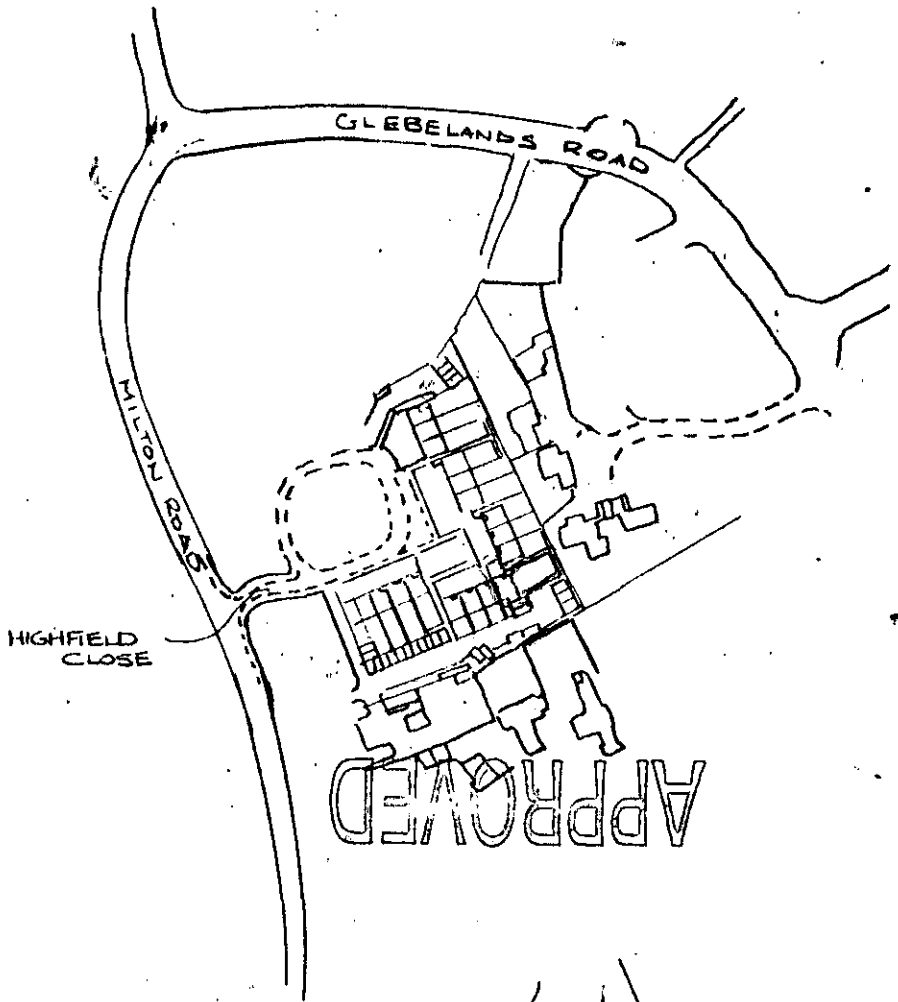
SPECIAL ORDERS

DRAINAGE

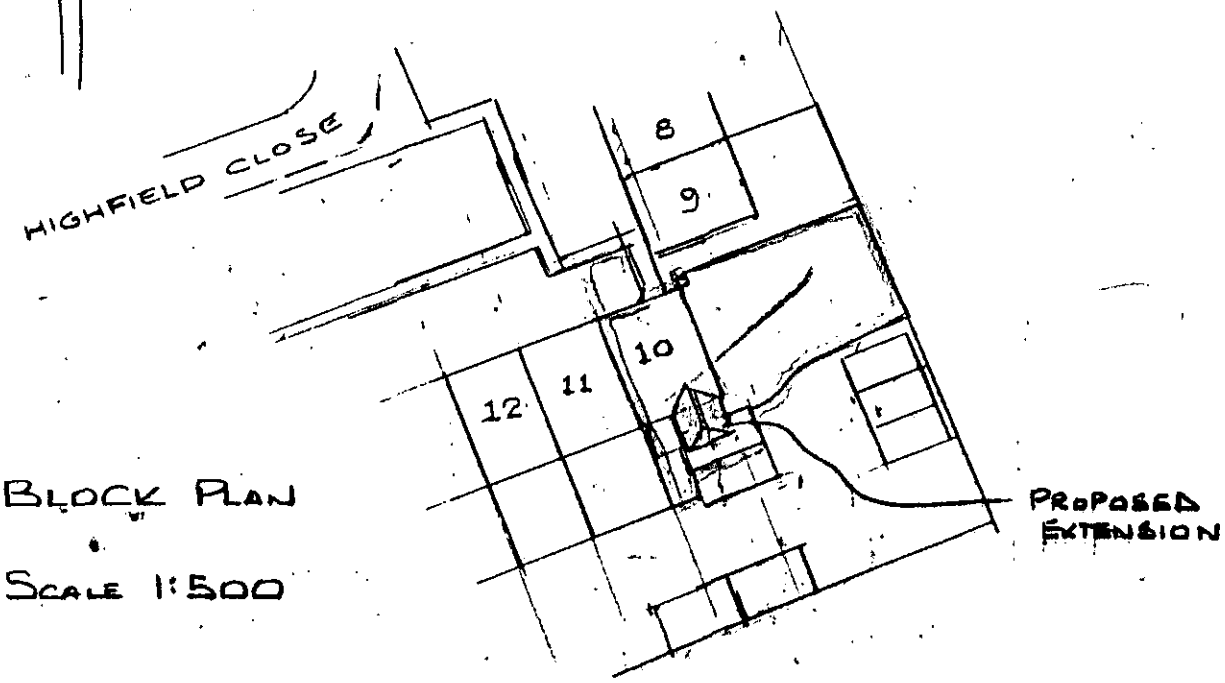
091074

REF:- 10, HIGHFIELD CLOSE
WOKINGHAM.

09 JAN 2001 * 3144



LOCATION PLAN
SCALE 1:2500



BLOCK PLAN
SCALE 1:500