SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3537

LOCATION:
8 Pages Croft, Wokingham.

APPLICANT:
Mr & Mrs Evans C/O Paul J Bishop

PROPOSAL:
Proposed two storey side extension to dwelling plus side extension to form conservatory.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/05/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Evans
C/O Paul J Bishop
Lamplight
Coxwell Road
Faringdon
Oxon
SN7 7EB

Application Number: F/2001/3537

Parish:	**WOKINGHAM**
Location:	**8, Pages Croft, Wokingham.**
Proposal:	**Proposed two storey side extension to dwelling plus side extension to form 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 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.

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.

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 STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 18/04/2001

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 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3537

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 W A Evans
8 Pages Croft
Wokingham
Berkshire
RG40 2HN

Dear Mr Evans

PLANNING PERMISSION F/2001/3537
SITE: 8 PAGES CROFT, 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/2001/3537 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

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3537	NB
BUILDING CONTROL NUMBER	FP2001/2016	Central
APPLICANT/~~AGENT~~	W.A. Evans	
ADDRESS OF SITE	8 Pageo Crs/d WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. (S/S side ext to form conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	D 7647-4 + plan dgo rec'd 26/6/01	D 7647-4
FLOOR PLANS	-in	D 7647-2

Conservatory D 7647-1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/6/01	

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	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Received after application determined (Decision issued 18/4).

Application Number: F/2001/3537

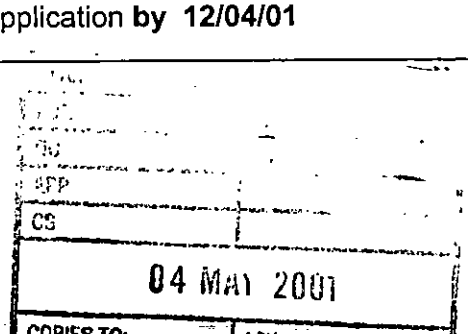
Proposal: Proposed two storey side extension plus side extension to form conservatory

Site Address: 8 Pages Croft , Wokingham

Applicant: Mr & Mrs Evans C/O Paul Bishop

Your observations are required in respect of this application **by 12/04/01**

No objection



SIGNED: _____ **DATE:** 01/05/01

CLERK TO Wokingham Town Council

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3537

Applicant : Mr & Mrs Evans C/O Paul J Bishop.

Location : 8, Pages Croft, , Wokingham.
Proposal : Proposed two storey side extension to dwelling plus side extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	26/3

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3

Date Registered : 09/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

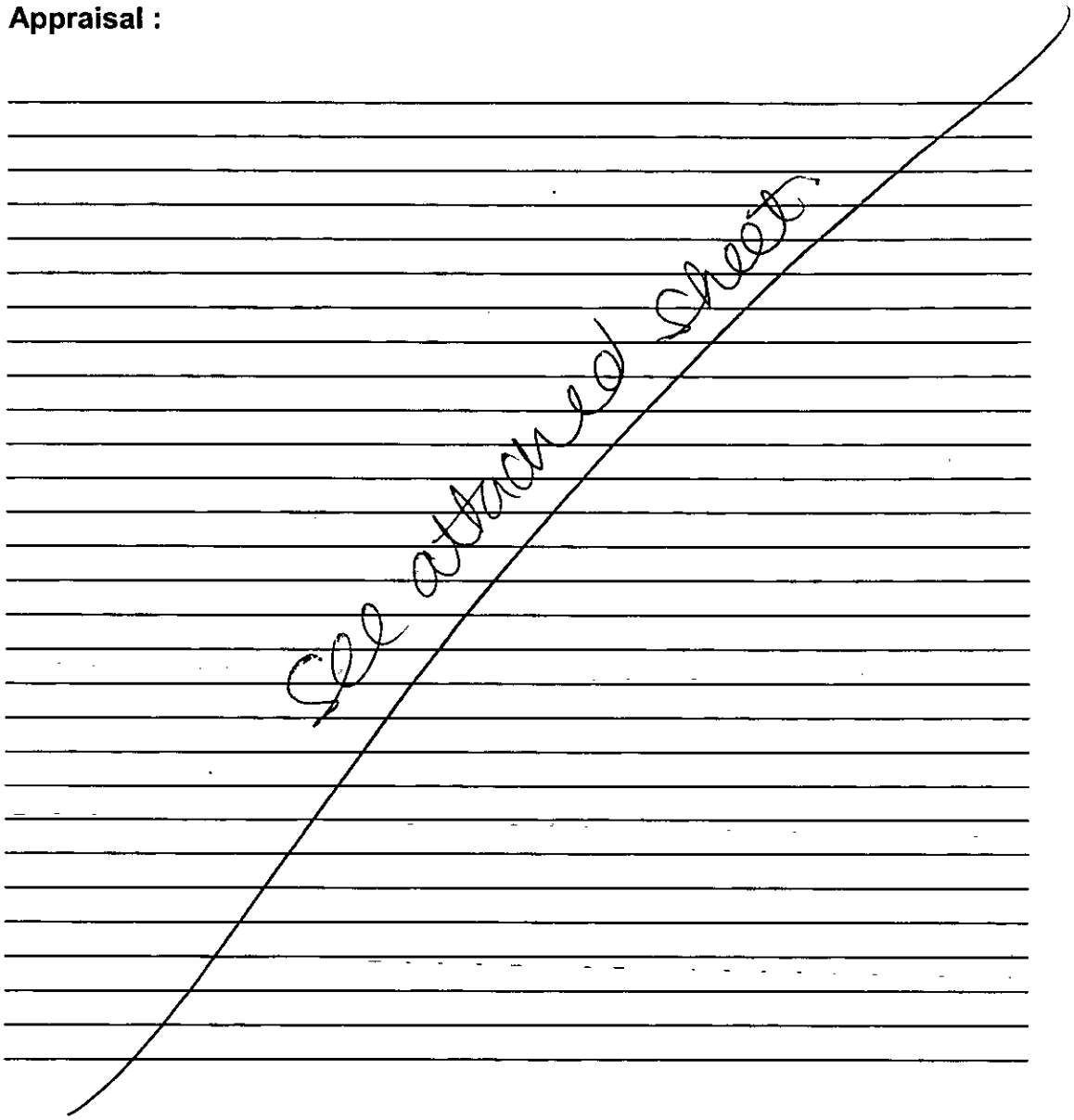
This application will have expired on: 04/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Wokingham T.C : none received
Highways: no objection subject to condition re) parking + garaging
Letters of representation : none received

Planning Issues : (Old set)

Application Number: F/2001/3537

Appraisal :



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

Application Number F/2001/3537
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission, 5 years
	C014	R014	Materials to match
	C049	R049	Garages to remain
	C122	R122	Parking + turning to remain

RECORD OF SITE VISIT

SITE ADDRESS: 8 Pages Croft Wokingham.

APPLICATION NUMBER: F/2001/3537

OFFICER: Natalie Brown

DATE OF SITE VISIT: 26/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

private drive. detached dwellings set in own grounds.

last property at end of private drive.

3. DESCRIPTION OF SITE/BUILDING

Double flat roof garage protruding fwd of front bldg line / small flat roof link to dwelling - greenhouse at side.

s.s flat side extn @ front - 2x 1st floor windows in this elev.

out buildings along boundary with No 7?

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

s.s rear extn

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT shrubs to rear facing fields. shrubs + fencing at sides

OTHERS

Application Number: F/2001/3537

Appraisal:

Development
The site lies at the end of a private road located off of Easthampstead Road. The road is characterised by detached properties. The site in not directly visible from the top of the road due to being set behind the road frontage. The trees down the road which obscures the houses.

1) Impact upon neighbouring properties
It is considered that there would be no impact upon neighbouring properties. The proposed two-storey rear extension would be tucked between the garage and the dwelling and so would be away from all neighbouring boundaries. The conservatory would though larger, replace an existing flat roofed store and by its single storey nature and being set away from neighbouring boundaries, is not considered to have any detrimental effects upon neighbouring properties.

2) Impact upon the character of the streetscene
The proposed two-storey rear extension would be tucked between the garage and the dwelling and would therefore not be visible from the road of Pages Croft. In any case it would have a lower ridge height than the dwelling and so be subservient. The conservatory would be on the side elevation facing Pages Croft. Whilst a conservatories are usually at the rear of dwellings, due to the fact that the site is obscured when coming sown the road, it is not considered that there would be any detrimental effects to the character of the street scene.

3) Impact upon highway safety (parking provision)
Provided that parking, garaging and turning on site remaining, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 MAR 2001	
Officer: NAB	Application No. F/2001/3537

Map No. 75B **Site** ...017...
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SIDE EXTENSION TO FORM CONSERVATORY

Location: 8 PAGES CROFT

Parish: WOKINGHAM Ward: Wescott
19.3.01 B.

Applicant: MR / MRS EVANS

Fee Received 95-00 (S) 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 : 19.3.01 D 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:

..... not pre-apps .....
.....
.....

NEIGHBOURS:

..... Site Notice & see neighbour for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 19 March 2001

Application Number: F/2001/3537

Proposal: Proposed two storey side extension to dwelling plus side extension to form conservatory.

Parish: WOKINGHAM TOWN

Site Address:
8, Pages Croft, , Wokingham.

Applicant:
Mr & Mrs Evans C/O Paul J Bishop.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins 23/03/01

Received by Wokingham District Council

Application No: F/2001/3537

Proposal:
Proposed two storey side extension to dwelling plus side extension to form conservatory.

Location:
8, Pages Croft, , 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 12/04/2001. 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

19 March 2001

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

Tel: (0118) 974 6492

Date: **19 March 2001**

My ref: F/2001/3537

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/2001/3537
8, Pages Croft, , Wokingham.
Proposed two storey side extension to dwelling plus side extension to form 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3537**
8, Pages Croft, , Wokingham.
Proposed two storey side extension to dwelling plus side extension to form 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**********

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

Tel: (0118) 974 6492

Date: **19 March 2001**

My ref: F/2001/3537

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/2001/3537
8, Pages Croft, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3537**
8, Pages Croft, , Wokingham.
Proposed two storey side extension to dwelling plus side extension to form 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**********

No. 8. PLOT 8 PAGES CROFT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/21/61	5078	22.4.61	Erection of one detached ~~5~~/bed.house and ~~garage~~	9.5.61			
	~~BR19359~~		~~Shower room~~ (M L ~~Watson~~)		~~16.9.82 APP~~		
	BR19359		SHOWER ROOM Mr. L. Watson		16.9.82 APP.		

Environmental Services

For office use only.
Application number:
09.MAR2001* 3537

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 A. EVANS
	Address and postcode	8 PAGES CROFT WOKINGHAM BERKS. RG40-2HN
	Phone number	01189-781323
2	Agent's Name	PAUL J BISHOP
	Address and postcode	LAMPLIGHT COXWELL ROAD FARINGDON OXON SN7-7EB
	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.	8 PAGES CROFT WOKINGHAM BERKS. RG40-2HN.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION PLUS 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.	BRICKS & TILES TO MATCH EXISTING. TIMBER & GLASS FOR CONSY - PAINTED 'STONE'
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: 5	Proposed: 5
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: J Bailey on behalf of Mr & Mrs Evans.

Date 7th March 2001

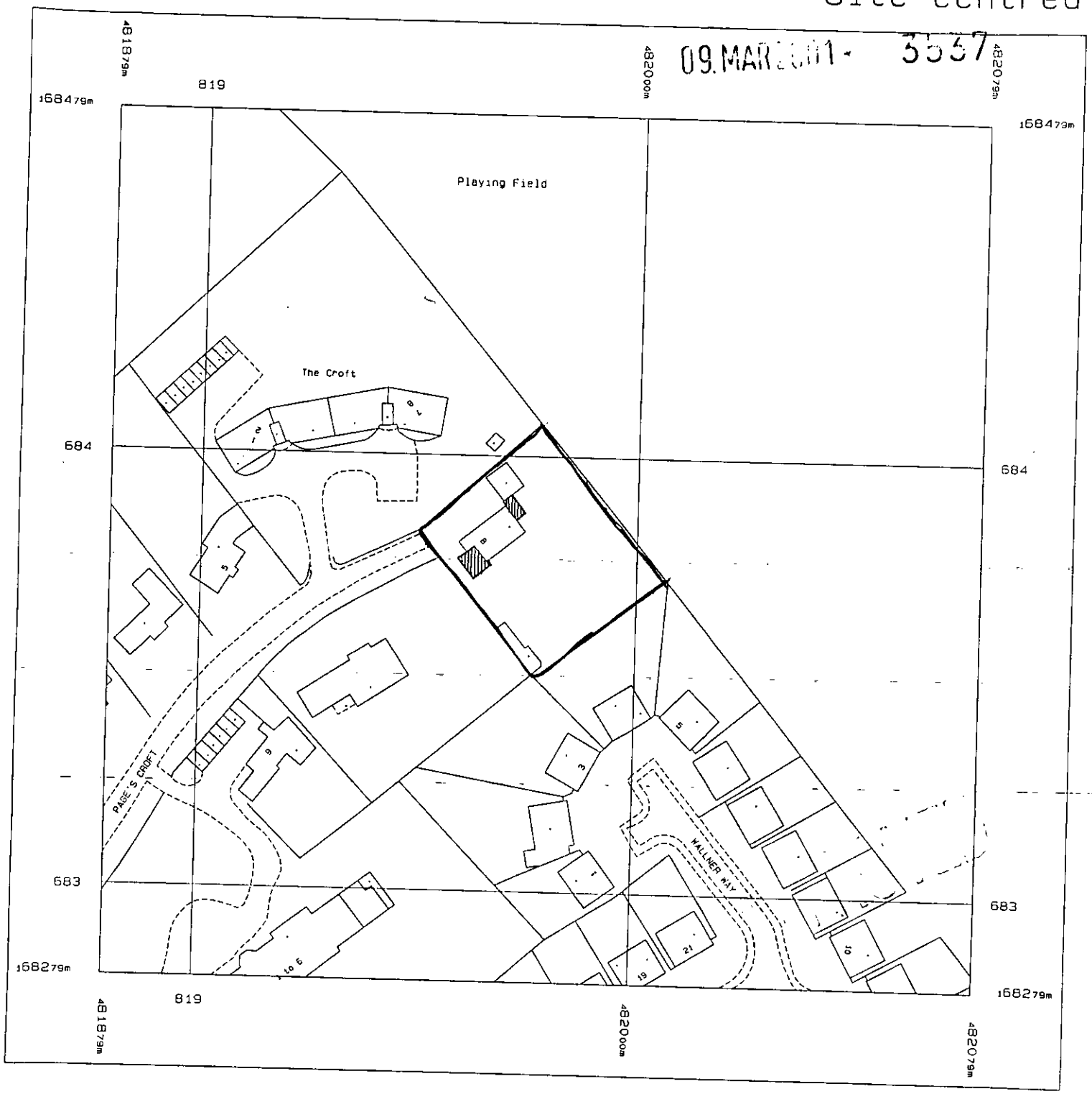
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

Ordnance Survey®
Superplan®

Planning Extract - 1

Site-centred

09.MAR.2001 - 3557



Site Location PLAN D-7647-7

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8168SE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 481979 168379

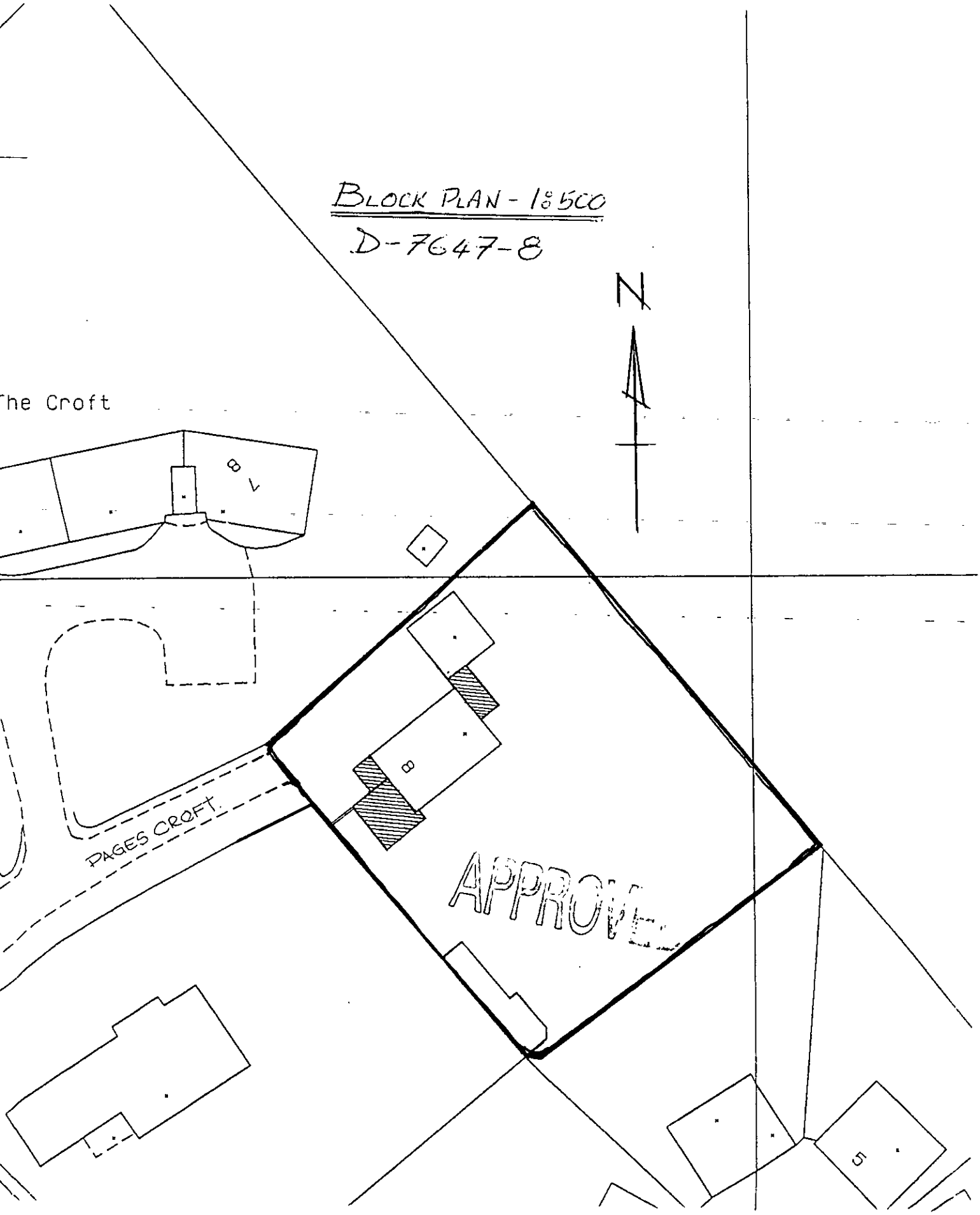
Supplied by: Blackwells Ox[illegible]

09.MAR2001 3537

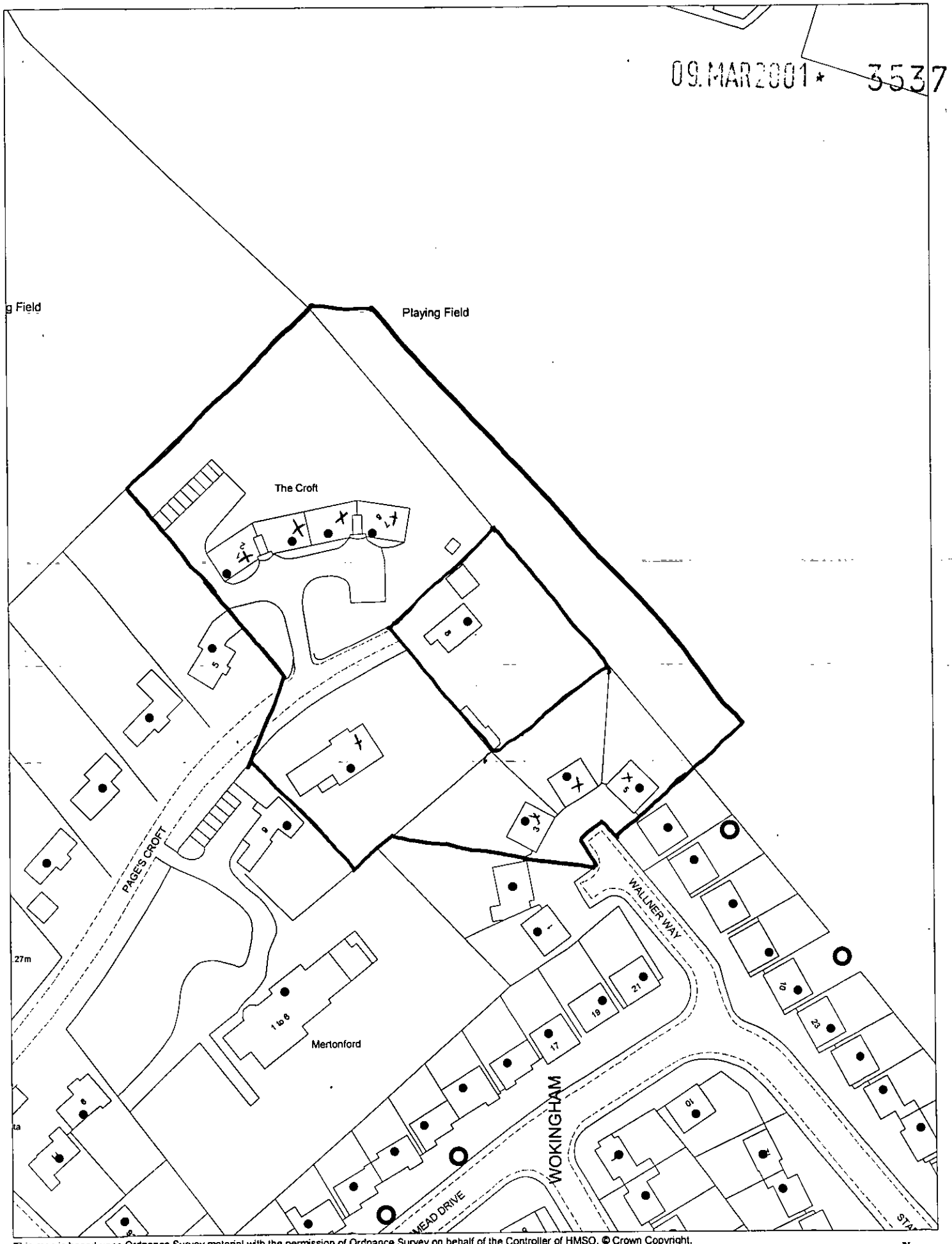
BLOCK PLAN - 1:500

D-7647-8

N



09.MAR2001 * 3537



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Development Control Section, Environmental Services, Wokingham District Council.
12 March 2001

Scale: 1 : 1250

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W E
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