APPLICATION NO:
F/2001/4518

LOCATION:
3 Holme Green, Easthampstead Road, Wokingham.

APPLICANT:
Miss E.M. Rogers Andesign

PROPOSAL:
Proposed single storey front extension to dwelling plus front dormer extension.

EARLIEST DATE FOR DECISION: **30/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/09/2001

CASE OFFICER: **Farah Humayun**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

948

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss E.M. Rogers
Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/4518

Parish: **WOKINGHAM WITHOUT**

Location: **3, Holme Green, Easthampstead Road, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling plus front dormer extension.**

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 side elevation of the front 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. 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 WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/09/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	4518 FH
BUILDING CONTROL NUMBER.	BP 2001/2089 Central
~~APPLICANT~~/AGENT	Andrews
ADDRESS OF SITE	3 Holme Green East Hampstead Rd WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S front ext + front dormer

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3192	AH/E/3192
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/10/01	

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/2001/4518

Proposal:
Proposed single storey front extension to dwelling plus front dormer extension.

Location:
3, Holme Green, Easthampstead Road, , 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 take this letter with you or quote application number F/2001/4518 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/08/2001. 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 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

30 July 2001

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4518

Applicant : Miss E.M. Rogers Andesign.

Location : 3, Holme Green, Easthampstead Road, , Wokingham.

Proposal : Proposed single storey front extension to dwelling plus front dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/08/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 29/08/01

Date Registered : 30/07/2001

Earliest Date for Decision : 30/08/2001

Latest Consultation Date/Site Notice Expiry Date : 30/08/2001

This application will have expired on: 24/09/2001. 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 WITHOUT PARISH COUNCIL - Objections on grounds of being out of character and detrimental to street scene.

HIGHWAYS - Recommend approval without conditions.

Planning Issues : GREEN GAP / COUNTRYSIDE

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON ~~EAA~~ STREET SCENE
* IMPACT UPON CHARACTER OF RURAL AREA.

Application Number: F/2001/4518

Appraisal :

The application being considered is proposed single storey front extension to dwelling plus front dormer extension. The front extension to form a hall and WC has a hipped roof design which stands at 3.5m to the pitch and 2.5m to the eaves. The proposal infills an existing step back in the front of the property, therefore at its least it projects 0.9m from the front of the property and at its most 2.1m. The proposal has a width of 3m. The proposed front dormer extension has a pitched roof design and projects 2m from the roof.

Impact upon neighbouring properties
The neighbouring property of No.2 is located forward of No.3 by approx. 2m. Therefore the proposed front extension does not project forward to this neighbour. The neighbouring property has no side facing windows. There is a distance of approx 4 metres between the properties. The neighbouring property of No.4 is attached to No.3. Both properties mirror each other in design. There is existing hedging on the boundary between the properties. No.4 has no existing front extensions. Therefore it is considered that the proposal will not have an adverse impact upon neighbouring properties.

Impact upon the street scene
The properties along Holme Green are located approx. 20m from the highway. There is a mix of design and age of properties along the street. Although No.3 mirrors in design the neighbouring property on No.4 it is considered that the proposed extensions do not form an obtrusive feature within the street scene and are small in scale to not look out of character in the wider area.

Impact upon the rural character of the area
The property lies within countryside and green gap designation. Existing extensions on the property are a single storey rear extension, therefore together with the proposed development the cumulative increase does not exceed 50% in this countryside location.

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

Application Number F/2001/4518
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	CO44	R044	side elevation of the front extension
		N16	SEALP – SBE1, SBE2
			WDLP – WOS3, WBE1
			BSP – EN1

RECORD OF SITE VISIT

SITE ADDRESS: 3 Holme Green, Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2001/4518

OFFICER: Farah Humayun

DATE OF SITE VISIT: 29/08/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RURAL.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET - MIRROR DESIGN OF BOTH SEMIS.
NO EXISTING DORMER (OR IN STREET)

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 1 - FRT GABLE ON BOUNDARY, CAT SLIDE ROOF, NO FIRE WINDOWS.
1.8M HIGH FENCE ON BOUNDARY

NO 4 - MIRROR IMAGE, HEDGING NEAR FRONT, REDUCE TO 1M HEDGING
FRT DOOR ADJ, FIRST FLOOR WINDOW, NO DORMER OR FRT EXTN.

IN STREET NO 7 (NO'S SIMILAR, NO DORMERS OR FRT EXTN)

FURTHER IN STREET MIX OF NEW PROPERTIES

5. SITE CONSTRAINTS

TREES NONE IN FRT GDN.

ACCESS/PARKING LARGE DRIVE

LEVELS LEVEL

BOUNDARY TREATMENT AS ABOVE

OTHERS

[redacted]**VAYS CONSULTATION SHEET**

From: Farah Humayun **Date:** 30 July 2001

Application Number: F/2001/4518

Proposal: Proposed single storey front extension to dwelling plus front dormer extension.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
3, Holme Green, Easthampstead Road, , Wokingham.

Applicant:
Miss E.M. Rogers Andesign.

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).

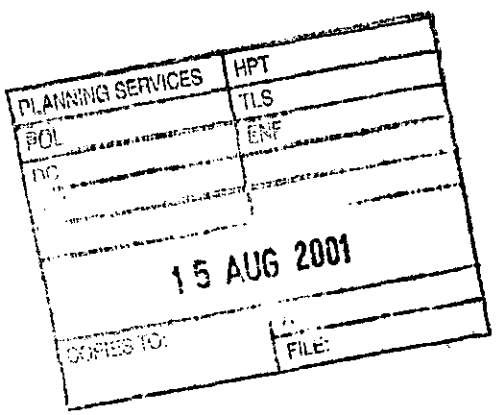
Signed: _____ **Print name:** Adam Coggins 07/08/01

Wokingham Without Parish Council Consultation Sheet

Officer	Farah Humayun
No	F 2001 4518
Proposal	single storey front extension to dwelling, plus front dormer extension.
Site	3 Holme Green, Easthampstead Road, Wokingham.

Committee's Comments

Objections on grounds of being out of character and detrimental to sreet scene.



Signed :
Clerk to Wokingham Without Parish Council

14 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUL 2001	Map No. 84 Site 0.06
Officer: FH	Application No. F/2001/4518
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

19.JUL.2001* 4518

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

Location: 3 HOLME GREEN, EASTHAMPSTEAD RD

Parish: WOKINGHAM Ward: Wokingham

30/7/01. T.W.

Applicant: MISS E ROGERS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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	~~Show parking (front ext.)~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~other side elev. of dormer~~		
6	Floor plans	~~Floor plan to show position of dormer~~ Shown on plan		
7	Metric scale disclaimer	window just raised up no floor plan		
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 : 30/7/01 T.W 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: Green Gap & wedges
Rural Area
Countryside
.....
.....
No pre-appt
.....

NEIGHBOURS:

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

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

Tel: 0118 974 6482

Date: **30 July 2001**

My ref: F/2001/4518

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/4518
3, Holme Green, Easthampstead Road, , Wokingham.
Proposed single storey front extension to dwelling plus front dormer extension.

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/4518**
3, Holme Green, Easthampstead Road, , Wokingham.
Proposed single storey front extension to dwelling plus front dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6482

Date: **30 July 2001**

My ref: F/2001/4518

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4518**
3, Holme Green, Easthampstead Road, , Wokingham.
Proposed single storey front extension to dwelling plus front dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6482

Date: **30 July 2001**

My ref: F/2001/4518

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2001/4518
3, Holme Green, Easthampstead Road, , Wokingham.
Proposed single storey front extension to dwelling plus front dormer extension.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4518**
3, Holme Green, Easthampstead Road, , Wokingham.
Proposed single storey front extension to dwelling plus front dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Environmental Services

For office use only.
Application number: 19 JUL 2001 4518

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	MISS E.M. ROGERS
	Address and postcode	3 HOLME GREEN EASTHAMPSTEAD ROAD WOKINGHAM BERKS RG40 3AG
	Phone number	9786379
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	SINGLE STOREY FRONT EXTENSION & DORMER
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.	TO MATCH EXISTING REAR EXTENSION
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: NO CHANGE	Proposed:
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.	4	
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.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MISS E.M. ROGERS

Date 18/7/01

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

3 HOLME GREEN

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU. 8267 84

BUILDER

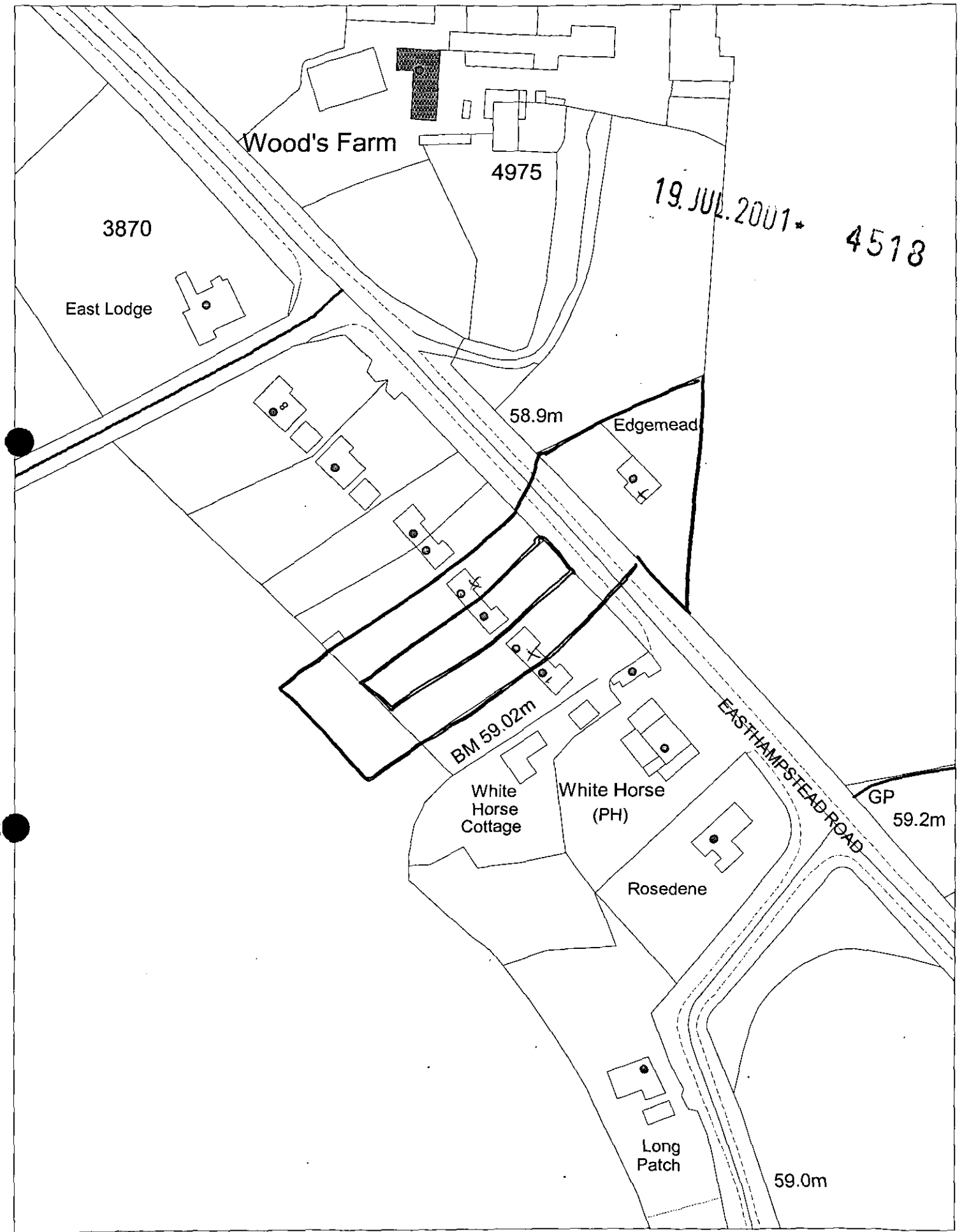
Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 2498	W.D.C	MOD. & ROOF LT	18.2.87	APP
99/69751/F	Miss E M Rogers	S/St/R Ext.	13.7.99	C/A
FP99/8782	Miss E M Rogers	S/St/R Ext.	27.5.99	APP
	19.JUL.2001 *	4518		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - S/St/R - Eileen Rogers - 20/10/99

DRAINAGE



19 JUL 2001 4518

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Development Control Section, Environmental Services, Wokingham District Council.

23 July 2001

Scale: 1 : 1250

N W E S