22/8

APPLICATION NO:
F/2002/7141

LOCATION:
22 Copse Drive, Wokingham.

APPLICANT:
Mr/Mrs I Colman C/O MGH Design Services Ltd

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **18/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/09/2002

CASE OFFICER: **Louise Smith**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I Colman
C/O MGH Design Services Ltd
28 Whitmore Green
Heathend
Farnham
Surrey
GU9 9AF

Application Number: F/2002/7141

Parish: **WOKINGHAM**

Location: **22, Copse Drive, Wokingham.**

Proposal: **Proposed single storey side 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.

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.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/08/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7141	LS
BUILDING CONTROL NUMBER	FP2002/3491 Central	
~~APPLICANT~~/AGENT	MGM Design	
ADDRESS OF SITE	22 Copse Drive WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1C/01C	1C/01A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/9/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7141

Applicant : Mr/Mrs I Colman C/O MGH Design Services Ltd.

Location : 22, Copse Drive, , Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 5/8

Date Registered : 16/07/2002

Earliest Date for Decision : 18/08/2002

Latest Consultation Date/Site Notice Expiry Date : 18/08/2002

This application will have expired on: 10/09/2002. 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 :

Planning Issues :
Identified Setback
Impact on Street Scene
" " on Neighbours

Application Number: F/2002/7141

Appraisal :

The site is a semi-detached dwelling situated a distance back off Copse Drive, within the identified settlement boundary of Wokingham. This application proposes a S/S side extension projecting 3.5m to the west of the dwelling toward the detached side garage.

Impact on Neighbours:
No 24 lies at 90 degrees to No 22 Copse Drive and is separated by each of their respective detached side garages. Due to the intervening distance to No 22, the scale and design of the extension there would be no adverse impacts in terms of overlooking, overbearing and loss of light.

Impact on Street Scene:
There is a mix of housing along Copse Drive, and many extensions have taken place. Notably, Nos 26, 28, 30 have undergone first floor side extensions. The proposed extension would be in keeping with the original dwelling and its scale would ensure the subservience of this feature. Therefore no adverse impacts are considered for the street scene.

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

Application Number F/2002/7141
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 22 Copse Drive Wokingham.

APPLICATION NUMBER: F/2002/7141

OFFICER: Louise Smith

DATE OF SITE VISIT: 5/8

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res rd - mix of housing - lots 1st fl. side exts over gges.
predominantly detached dwellings
some semis. 2/s + Bungalows.

3. DESCRIPTION OF SITE/BUILDING
Semi-d dwelling - set back off street sc.
detached side gge

4. RELATIONSHIP TO ADJOINING PROPERTIES
adjoins No 20 - No 20 has detached gge set forward of No 20 at side

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 4 or more

LEVELS drive slopes up to house.

BOUNDARY TREATMENT side of gge conifer hedge + other hedge.

OTHERS 26.
No 28 1st floor side ext.
+ 30

Application Number : F/2002/7141	**Map No :** 68B
Case Officer : LS	**Site Area :** 0.07
Valid Date : 16.7.02	**Received Date: 16/07/2002**

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 22, Copse Drive, , Wokingham.

Parish : WK **Ward : EMM** 24.7.02 B

Applicant : Mr/Mrs I Colman C/O MGH Design Services Ltd.

Fee Required: £110 **Fee Received: £110** (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			
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 24.7.02 B

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-apps.

NEIGHBOURS

1.5/N + See map.

Organisation_Name	Building_Name	address1	Postcode
		14LARCH AVENUEWOKINGHAM	RG411EJ
		16LARCH AVENUEWOKINGHAM	RG411EJ
		18COPSE DRIVEWOKINGHAM	RG411LX
		20COPSE DRIVEWOKINGHAM	RG411LX
		22COPSE DRIVEWOKINGHAM	RG411LX
		24COPSE DRIVEWOKINGHAM	RG411LX
		26COPSE DRIVEWOKINGHAM	RG411LX
		19COPSE DRIVEWOKINGHAM	RG411NA

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

Tel: (0118) 974 6463

Date: 25 July 2002

My ref: F/2002/7141

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7141
22, Copse Drive, , Wokingham.
Proposed single storey side 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7141**
22, Copse Drive, , Wokingham.
Proposed single storey side 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 Malvern

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

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

Tel: (0118) 974 6463

Date: 25 July 2002

My ref: F/2002/7141

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed single storey side 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 Eke

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

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

Tel: (0118) 974 6463

Date: 25 July 2002

My ref: F/2002/7141

WOKINGHAM UNITARY
Aiming for Excellence

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/7141**
22, Copse Drive, , Wokingham.
Proposed single storey side 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/7141

Proposal:
Proposed single storey side extension to dwelling.

Location:
22, Copse 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/2002/7141 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/08/2002. 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**

25 July 2002

16.JUL.2002 7141

DESIGN SERVICES LIMITED
28 Whitmore Green, Heath End, Farnham, Surrey GU9 9AF
Tel and Fax: Farnham (01252) 721385

15 JUL 2002

Chief Planning Officer,
Wokingham District Council,
PO. Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR.

15th. July 2002.

PROPOSED SINGLE STOREY SIDE EXTENSION AT 22 COPSE DRIVE WOKINGHAM.

Dear Sir,

Please find enclosed copies of the relevant plans and forms constituting a full planning application for the above proposal.

Six copies of drawing no. IC/01A and a location plan are enclosed together with the completed forms, incorporating a certificate 'A' and a cheque for £110 being the fee required.

Yours faithfully,

Michael Holland.

Michael Holland.

16 JUL 2002

1959/a

16 JUL 2002 16 JUL 2002 41

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* ~~loft conversions~~
* ~~garages and outbuildings~~
* ~~garden fences or walls~~
* ~~new or altered access~~

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. MRS. I. COLMAN
	ADDRESS	22 COPSE DRIVE
		WOKINGHAM BERKS.
	POST CODE	RG41 1LX
	Tel. No.	0118 9788758
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MGH DESIGN SERVICES LTD
	ADDRESS	28 WHITMORE GREEN
		HEATH END FARNHAM
		SURREY 01252
	POST CODE	GU9 9AF Tel. No. 721385
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	22 COPSE DRIVE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY
		SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	FACING BRICK INTERLOCKING ROOF TILES & WINDOWS TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED M.J. Pelland ON BEHALF OF MR. MRS. I. COLMAN

DATE 15-07-02

①

ADDRESS 22 Copse Drive PARISH WOK

PLOT No. ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/58	Buckwyn	Res Dev	10/7/58	C/A
B/37/61	Lamp	Dwelling	26/10/61	C/A
8436X		Garage	6/8/71	
[illegible] 6427	Mr T Cropper	[illegible] ext	22.4.77	APP N/A
06365	"	"	9.6.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

2

ADDRESS 22 Copse Drive PARISH WOK.

PLOT No. ORD.SHEET No. 68B.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2002/7141		Mr + Mrs Coleman	S/st Side ext			

MINISTRY DECISION:

SPECIAL ORDERS: