SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

4

APPLICATION NO:
F/2001/3420

9

LOCATION:
82a Matthews Green Road, Wokingham.

APPLICANT:
Mr R Payne C/O Romar Building Design

PROPOSAL:
Proposed erection of detached garage/playroom. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Payne
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berkshire RG41 1JB

Application Number: ***F/2001/3420***

Parish:	***WOKINGHAM***
Location:	**82a, Matthews Green Road, Wokingham.**
Proposal:	**Proposed erection of detached garage/playroom. Demolition of existing garage.**

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. 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 flank wall in the north west elevation of the extension/building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The extension/building hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative
1. 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
2. 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

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 STV1/6 and SBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3420. AT.
BUILDING CONTROL NUMBER	FP 2001/1859 Howard
~~APPLICANT~~/AGENT	Romar Building Design
ADDRESS OF SITE	82A Matthewsgreen Rd. Emmbrook WOKINGHAM
DESCRIPTION OF PROPOSED WORK	new detached garage/playroom demolish existing garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1	~
ELEVATIONS	ROM/011/01	ROM/011/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/6/01	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3420

Applicant : Mr R Payne C/O Romar Building Design.

Location : 82a, Matthews Green Road, , Wokingham.
Proposal : Proposed erection of detached garage/playroom. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 14/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 25/03/2001

Latest Consultation Date/Site Notice Expiry Date : 25/03/2001

This application <u>will have expired on</u>: <u>16/04/2001.</u> 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 :

Highways: Approved no conditions
Wokingham TC: No comments received.
Neighbours: No comments received.

Planning Issues : (Identified settlement)

1) neighbours
2) street scene
3) highways.

Application Number: F/2001/3420

Appraisal:

The proposal is for a single storey rear extension, which will form a detached garage and family room to a to 2-storey previously extended semi-detached house. This will replace an existing single storey garage.

The proposed single storey rear extension will be located 1.7 metres away from the rear elevation of the house adjacent to the neighbouring boundary. It will be 3.7 metres wide by 10 metres in length. To be constructed in brick with a pitched tiled roof. The eaves height of the roof will be 2.4 metres with a ridge height of 3.4 metres. There will be a new window and a new door in the south east elevation and a new window in the south west elevation, but they will not cause any overlooking of neighbouring properties. The long rear garden is enclosed with the combination of 1.7 metre high brick wall, a 1.8 metre high fencing and a 2.3 metre (approx) high laurel hedging. The ground level at the rear of the property drops downhill towards the rear boundary.

1) Impact on neighbouring properties

No.82, to the south east, 2-storey semi-detached neighbour. Extended to the rear with a single storey extension, right up to the boundary fence line, main windows at ground floor and at first floor face rear garden. However it is considered that due to the orientation and distance away, behind a 1.7 metre high brick wall and a 1.8 metre high boundary fence the occupants of this property will not be affected.

No.84, to the north west, 2-storey detached house. Extended to the rear with a single storey extension, main windows at ground floor and at first floor face rear garden, windows in side elevation of extension face proposal. However it is considered that due to the orientation and distance away, (15 metres) behind the single storey garage and a 2.3 metre laurel hedging the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The design of the rear extension will be in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with no conditions

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

Application Number F/2001/3420
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.	C049	R049	Garage to be retained for vehicle parking.
4.	C044	R044	No windows to be inserted in 'flank wall' in the 'north west elevation' of extension/building
5.	C062	R062	The "extension/building"
~~5~~	~~C063~~	~~R063~~	~~Outbuilding not to be used for habitable purposes~~
			Informatives
	N04		Planning Permission Only (NOT BR Approval)
	N06		Within curtilage.

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

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Ian Murray
(Development Control Manager)

Date: 9/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 82a Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2001/3420

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post at front

2. DESCRIPTION OF SURROUNDINGS 'Residential' facing road frontage/busy road overlooking open fields.
No. 84, 2 storey detached house set back from road 'Victorian' extended to rear + modernised windows on frank elev.
No. 82, 2 storey semidetached extended to rear with single storey ext windows face rear garden. ~~and [illegible] windows on frank elev.~~

3. DESCRIPTION OF SITE/BUILDING 2 storey extended semidetached house, with garage at rear, which is to be demolished and replaced with proposal. Redish/orange brick, white painted render at first floor, red clay tiled roof, white UPVC windows, black fascia boards + guttering. Enclosed rear garden ~~at~~ which slopes downhill towards rear boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/location plan. Long gardens at rear
Properties of all different ages + styles

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — parking space ~~for~~ at front for one car carport + access to garage at rear.

LEVELS — The ground level falls away at the rear.

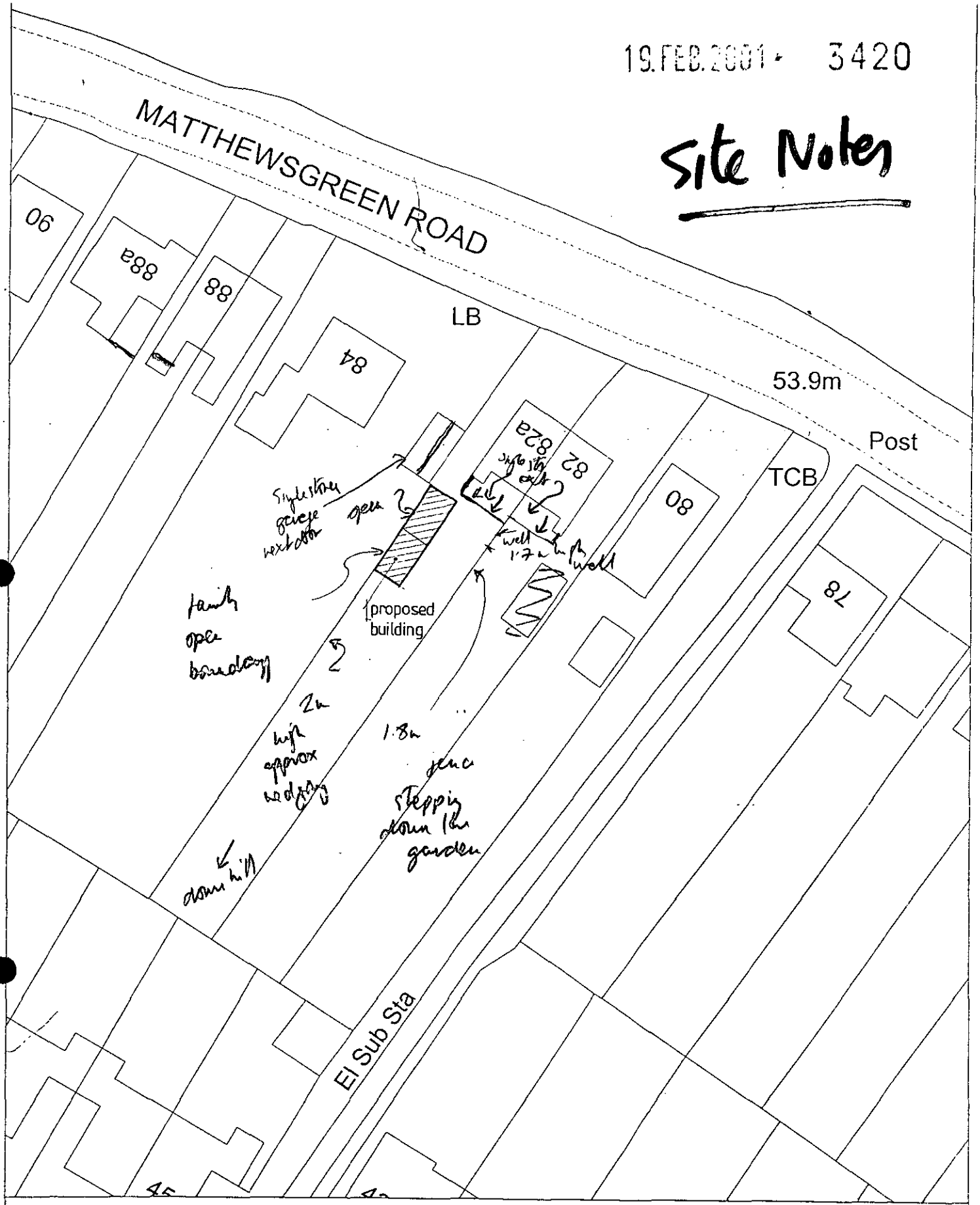
BOUNDARY TREATMENT

OTHERS

— No 84, 1m high open wire fence, single st garage wall of No 84, garage wall of No 82a then 2m high approx laurel hedging.

— No. 82, 1.7m high wall + 1.8m high fencing along whole length of boundary, which steps down.

19.FEB.2001 3420



Site Plan, Scale: 1 to 500

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Date: 5 February 2001

N W E S

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

Tel: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3420

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/2001/3420
82a, Matthews Green Road, , Wokingham.
Proposed erection of detached garage/playroom. Demolition of existing garage.

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/2001/3420**
82a, Matthews Green Road, , Wokingham.
Proposed erection of detached garage/playroom. Demolition of existing garage.
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: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3420

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3420**
82a, Matthews Green Road, , Wokingham.
Proposed erection of detached garage/playroom. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3420

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

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Application Number: F/2001/3420
82a, Matthews Green Road, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3420**
82a, Matthews Green Road, , Wokingham.
Proposed erection of detached garage/playroom. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2001/3420

Proposal:
Proposed erection of detached garage/playroom. Demolition of existing garage.

Location:
82a, Matthews Green 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. 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 25/03/2001. 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

01 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3420
CASE OFFICER: Andrew Thorley

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

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 15/3 Time 8.45

WHILE YOU WERE OUT

Name Mrs Payne

Of 82a Matthews Green Rd

Phone No. Ext.

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

MESSAGE Site notice for 2001/3420 was put up last Thursday. Was torn down 14/3. I have sent them another one (same date) 25/3/01

Signed Carn.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.01.13 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.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 01 March 2001

Application Number: F/2001/3420

Proposal: Proposed erection of detached garage/playroom. Demolition of existing garage.

Parish: WOKINGHAM TOWN

Site Address:
82a, Matthews Green Road, , Wokingham.

Applicant:
Mr R Payne C/O Romar Building Design.

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

8/3/01

ADDRESS 82A MATTHEWSGREEN ROAD PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 8508	M.A. Seymour	Conv. to Kitchen	5.5.78	App N/A
BR 22182	"	2/st. ext. & porch	21.3.84	App N/A
21060 -	"	"	5.4.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

19.FEB.[illegible] 5120

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. R. PAYNE
	ADDRESS	82A MATTHEWSGREEN ROAD
		EMMBROOK
		WOKINGHAM BERKS.
	POST CODE	RG41 1JT Tel. No. 9019468
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN
	ADDRESS	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS.
	POST CODE	RG41 1JB Tel. No. 07939 230209
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	82A MATTHEWSGREEN ROAD
		EMMBROOK
		WOKINGHAM BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DETACHED GARAGE / PLAYROOM

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 — WALLS - BRICKWORK; ROOF - CONC. TILES

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

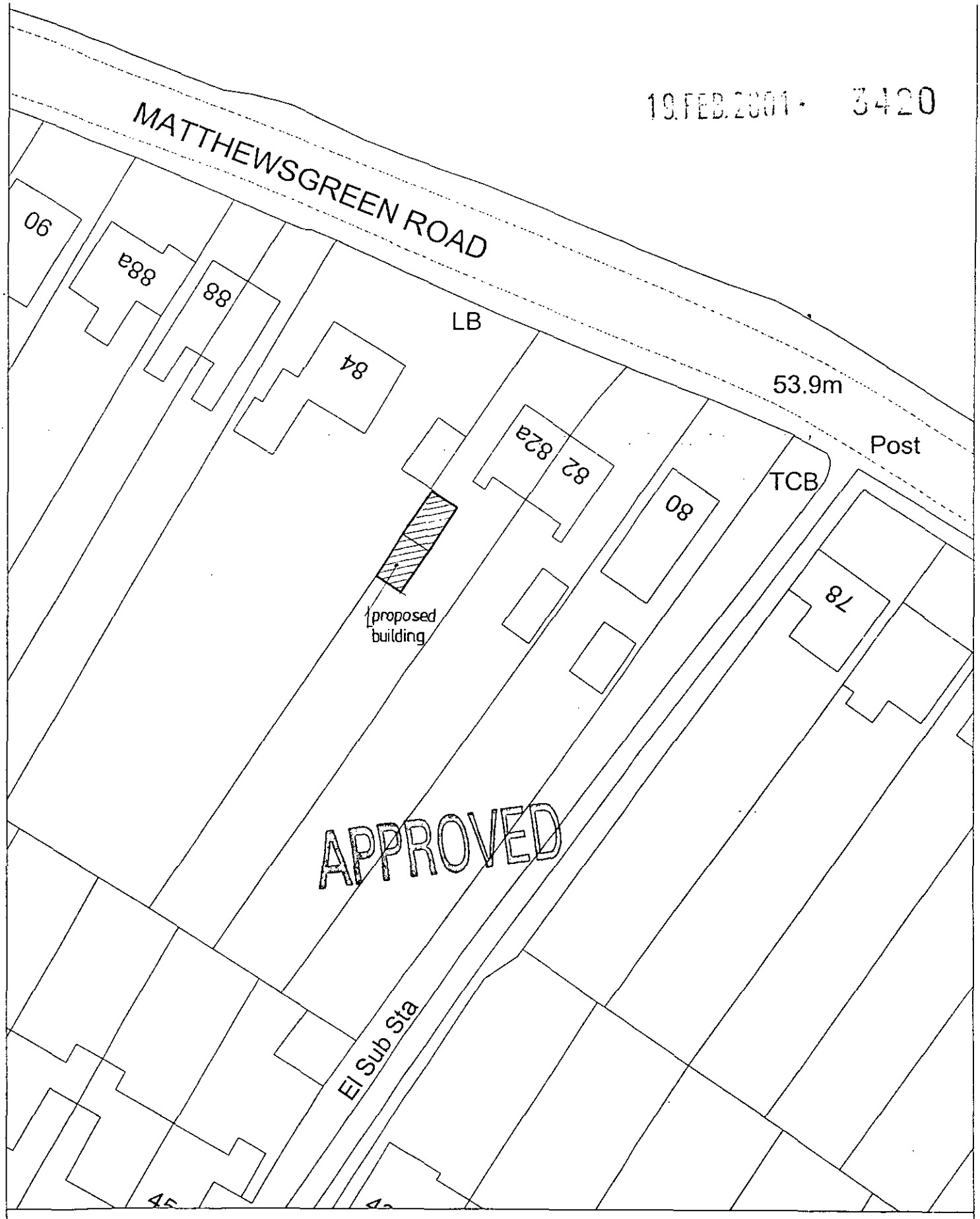
SIGNED [signature] ON BEHALF OF Mr. R. Payne

DATE 4.02.01.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3420**
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				



Site Plan, Scale: 1 to 500

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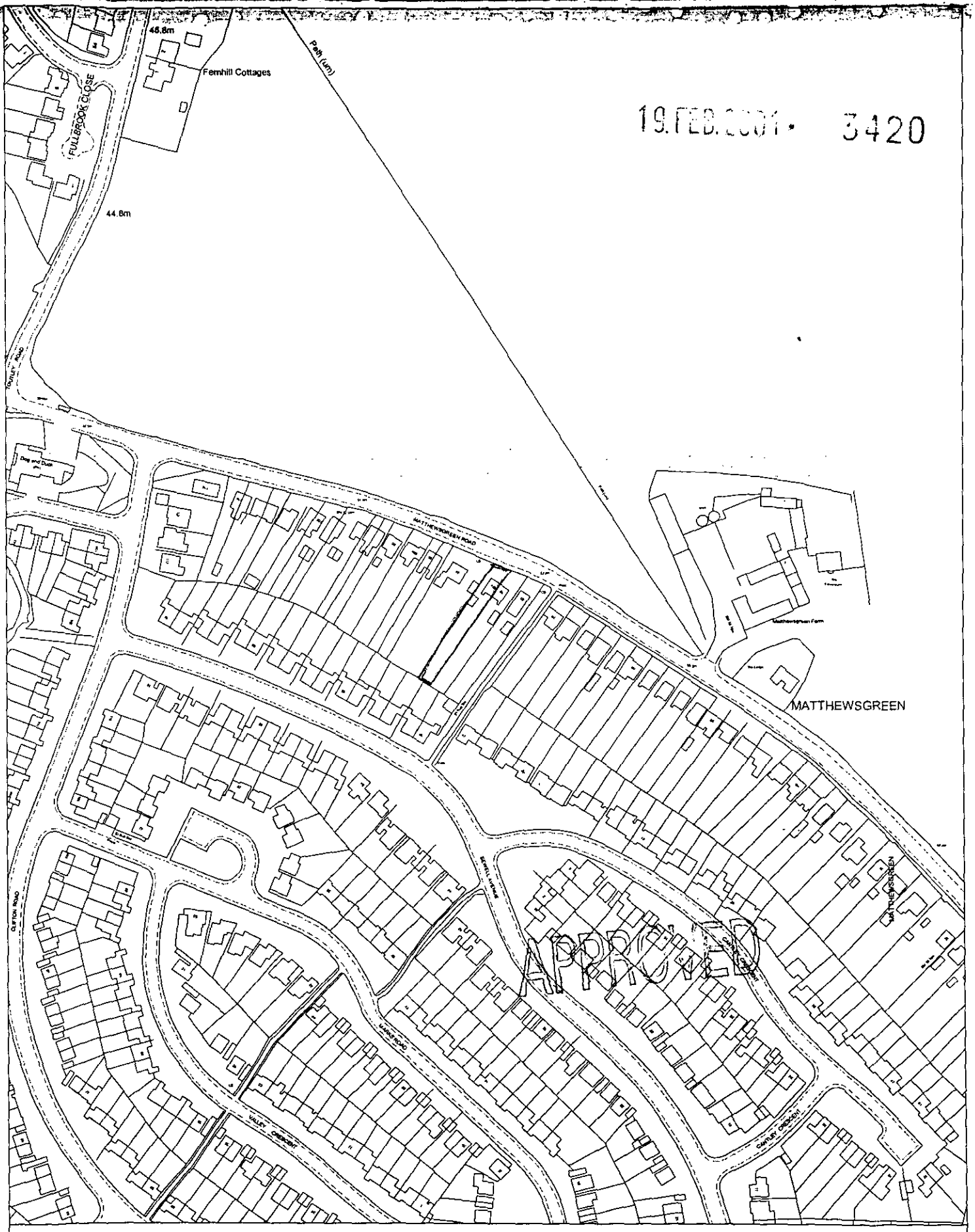
Date: 5 February 2001



19.FEB.2001 • 3420

Site Plan, Scale: 1 to 2500

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Date: 5 February 2001

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19.FEB.2001 3420



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2001 Scale: 1 : 1250

N W E S