APPLICATION NO:
F/2001/4599

LOCATION:
6 Goodchild Road, Wokingham.

APPLICANT:
Mr & Mrs Hennell

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **07/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/10/2001

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

1036

Oo

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hennell
6, Goodchild Road
Wokingham
Berkshire
RG402EN

Application Number: F/2001/4599

Parish: **WOKINGHAM**

Location: **6, Goodchild Road, , Wokingham.**

Proposal: **Proposed single storey side and rear extensions 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. 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. 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 EN1and LD3.
South East Area Local Plan Policies SBE1, SBE2, STV1 ad STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 28/09/2001

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.

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

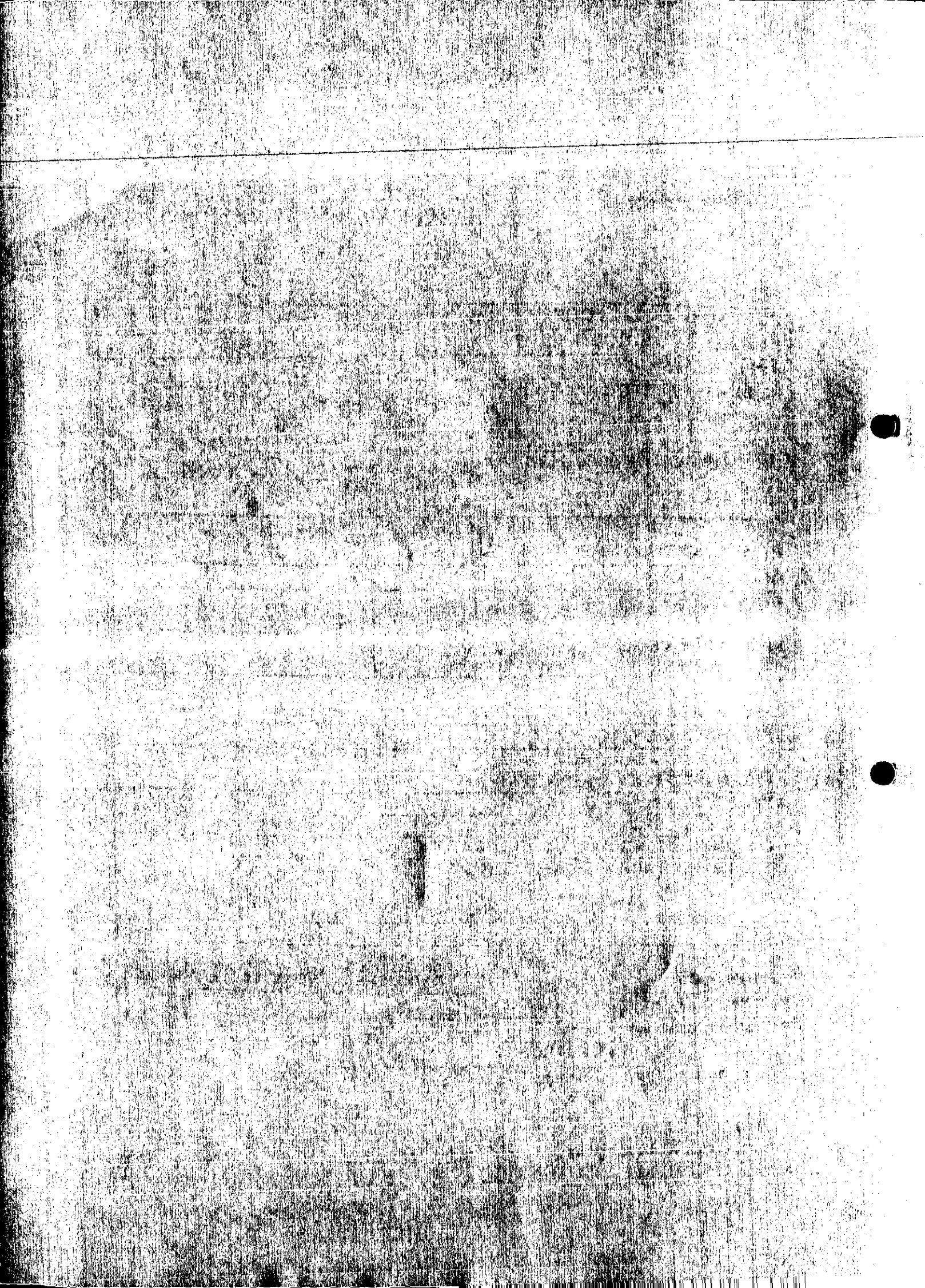
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4599	AT
BUILDING CONTROL NUMBER.	BN 2002/1332 Central	
~~APPLICANT~~/AGENT	K. Reader.	
ADDRESS OF SITE	6, Goodchild Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	No plans.	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/5/02	

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 : Andrew Thorley

Application Number : F/2001/4599

Applicant : Mr & Mrs Hennell .

Location : 6, Goodchild Road, , Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/08/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/08/01

Date Registered : 06/08/2001

Earliest Date for Decision : 07/09/2001

Latest Consultation Date/Site Notice Expiry Date : 07/09/2001

This application will have expired on: 01/10/2001. 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 : 1) neighbour amenity
2) Streetscene.

planning policies:

Identified settlement

28/09/01

Application Number: F/2001/4599
Appraisal :

The proposal is for single storey side and rear extensions to a 2 storey semi-detached house located on the corner of Goodchild Road and School Road.

It is proposed that part of the existing single storey side extension will be projected 1.9 metres forward towards Goodchild Road. This will form an extension to the existing lounge area.

The single storey rear extension will wrap around the western corner of the house to form an extended kitchen /breakfast room, it will be 3.4 metres square.

The eaves and ridge height of the mono pitch roofs will match existing.

1) Impact on neighbouring properties

The existing house is 0.3 metres lower than the pavement level along School Road, therefore it is considered that due to the distance away, orientation and boundary treatments the new windows to be inserted will not overlook neighbouring properties.

2) Impact on street scene /visual impact.

The design of the proposals is considered acceptable. The materials proposed would match the existing property, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recomendation : Approval: ☑ **Refusal:** ☐

Application Number F/2001/4599
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
			INFORMATIVES
			NO4 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, LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: AD MK
(Development Control Manager)

Date: 28.9.01

RECORD OF SITE VISIT

SITE ADDRESS: 6 Goodchild Road Wokingham.

APPLICATION NUMBER: F/2001/4599

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/8/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence

2. DESCRIPTION OF SURROUNDINGS

Residential / identified settlement
opposite school

3. DESCRIPTION OF SITE/BUILDING

corner plot
2 storey previously extended semi-detached house.
with side entrance porch + rear extension both single storey.
cream coloured pebbledash render, brown stained.
window frames with white UPVC windows.
red clay tile roof with bidete guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 8, semi-detached neighbour not affected
No 19 Goodchild Road opposite, 2 storey detached 'L' property opposite. Westcott infants school also opposite other side.

5. SITE CONSTRAINTS

TREES — Silver Birch (10m tall) tree adjacent to side boundary + front extension proposal

ACCESS/PARKING — as existing at the side, pedestrian + garage at rear.

LEVELS — garden / house level is 0.3m lower than pavement level at side,

BOUNDARY TREATMENT — rear boundary detached single storey garage.

OTHERS — No 8. 1.8m trellis top fence

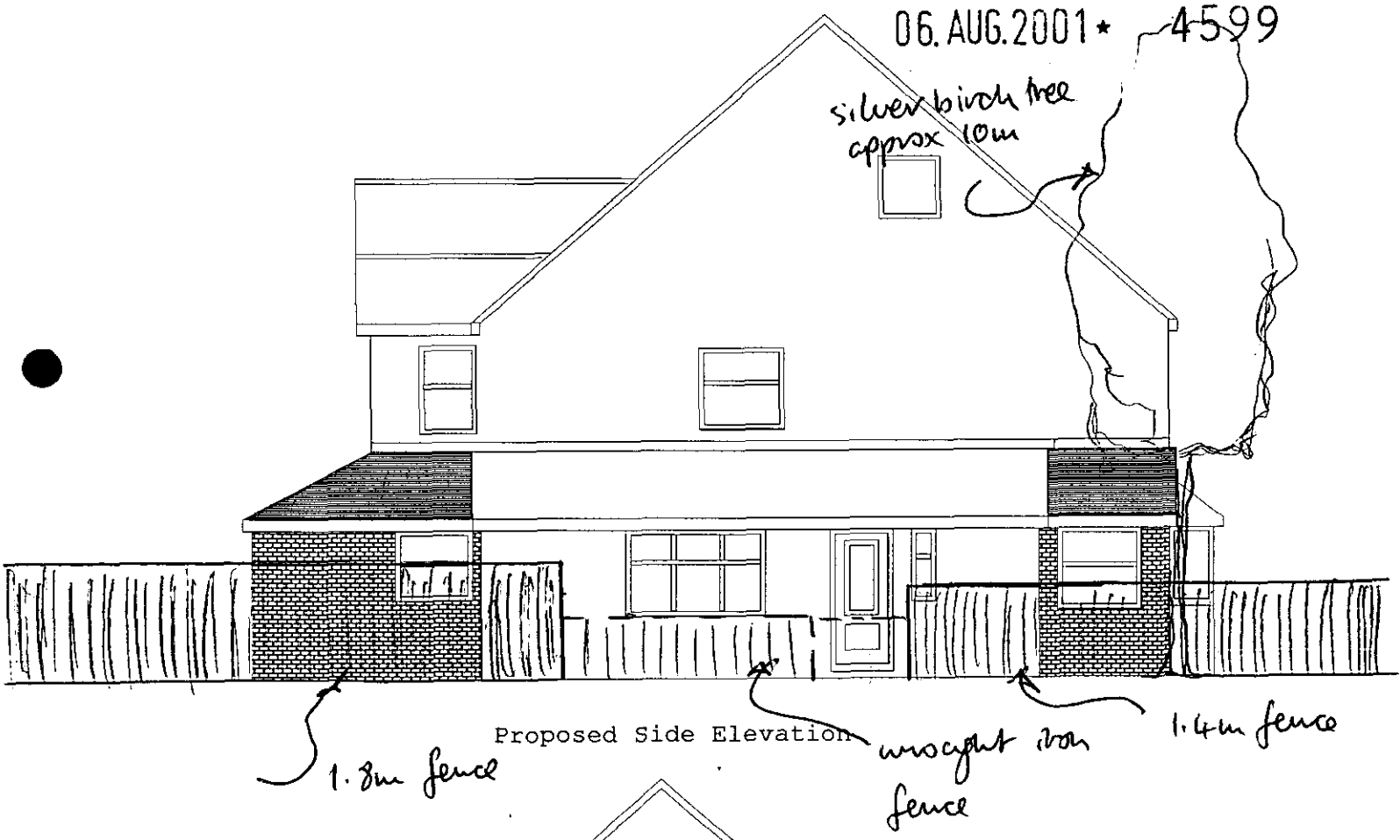
— boundary fence adjacent to School Road 1.8m cb fence, 1m high wrought iron fence + a 1.4m fence which wraps around property towards + along front boundary facing Goodchild Road.

Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire

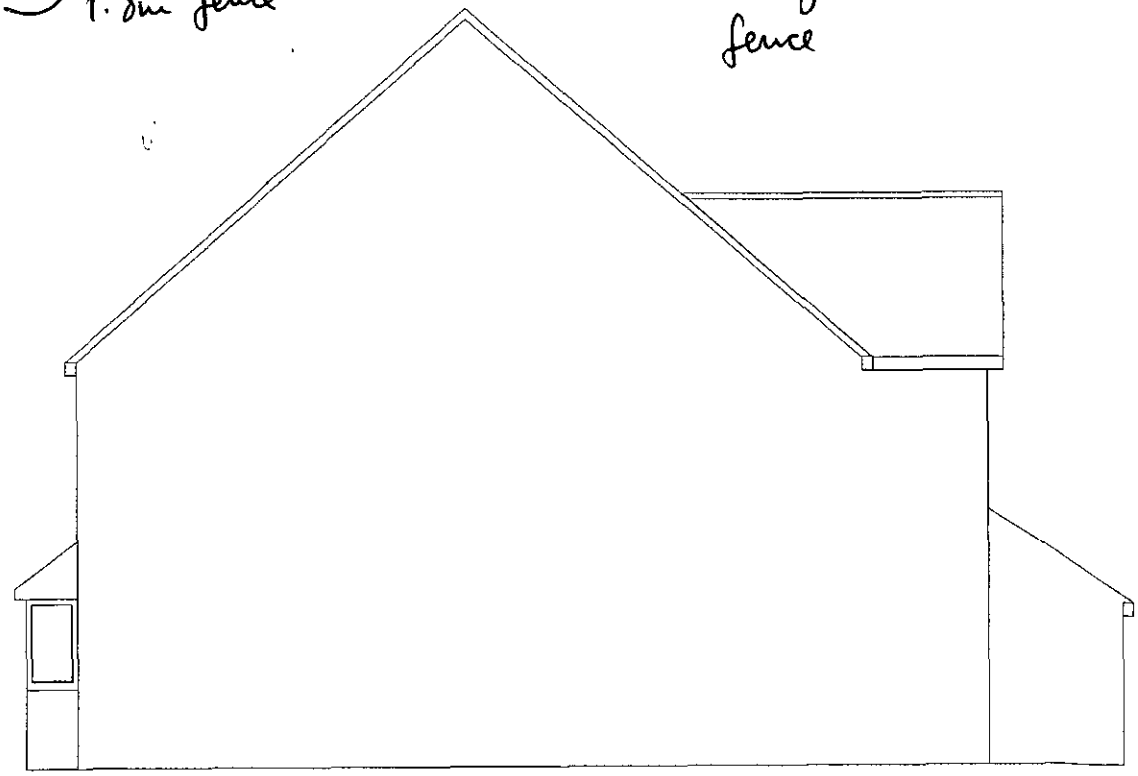
Scale 1:100

Site Notes

06. AUG. 2001 * 4599



Proposed Side Elevation



Proposed Side Elevation

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

Tel: 0118 974 6441

Date: **14 August 2001**

My ref: F/2001/4599

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/2001/4599
6, Goodchild Road, , Wokingham.
Proposed single storey side and rear extensions 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,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4599**
6, Goodchild Road, , Wokingham.
Proposed single storey side and rear extensions to dwelling.
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 6441

Date: **14 August 2001**

My ref: F/2001/4599

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
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6, Goodchild Road, , Wokingham.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4599
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/4599

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
6, Goodchild 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/2001/4599 to enable the library staff to locate the correct information.

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 07/09/2001. 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

14 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 AUG 2001	Map No. 15B Site 0.02
Officer: AT / Application No. F/2001/4599	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 6 GOODCHILD ROAD

Parish: WOKINGHAM Ward: WESCOTT 14.8.01 JB

Applicant: Mr & Mrs Hennell

Fee Received 95.00 (1) 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	Q3 ?		
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 : 14-8-013 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:

Site notice (x2) & see map for neighbour notices

E

ADDRESS 6 Goodchild Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~3052~~ 3160		Porch		PD
6052.		bedroom to bath.		PD
4063		2 Porches + bay window.		PD
4582		Garage + store		PP
BR23536	MR. KINGSBURY	GARAGE	EXEMPT	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 06.AUG.2001* 4599

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 Address and postcode Phone number	~~MR & MRS HENNELL~~ 6 GOODCHILD ROAD ~~WOKINGHAM~~ ~~BERKSHIRE~~
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.	YES
4	Give brief details of the proposal for example, two storey side extension About the application	~~SINGLE LOUNGE EXTENSION~~ KITCHEN 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.	RENDERED WALLS CONCRETE TILES
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: 2	Proposed: 2
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: S Hewell

on behalf of

Date 3-8-04

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

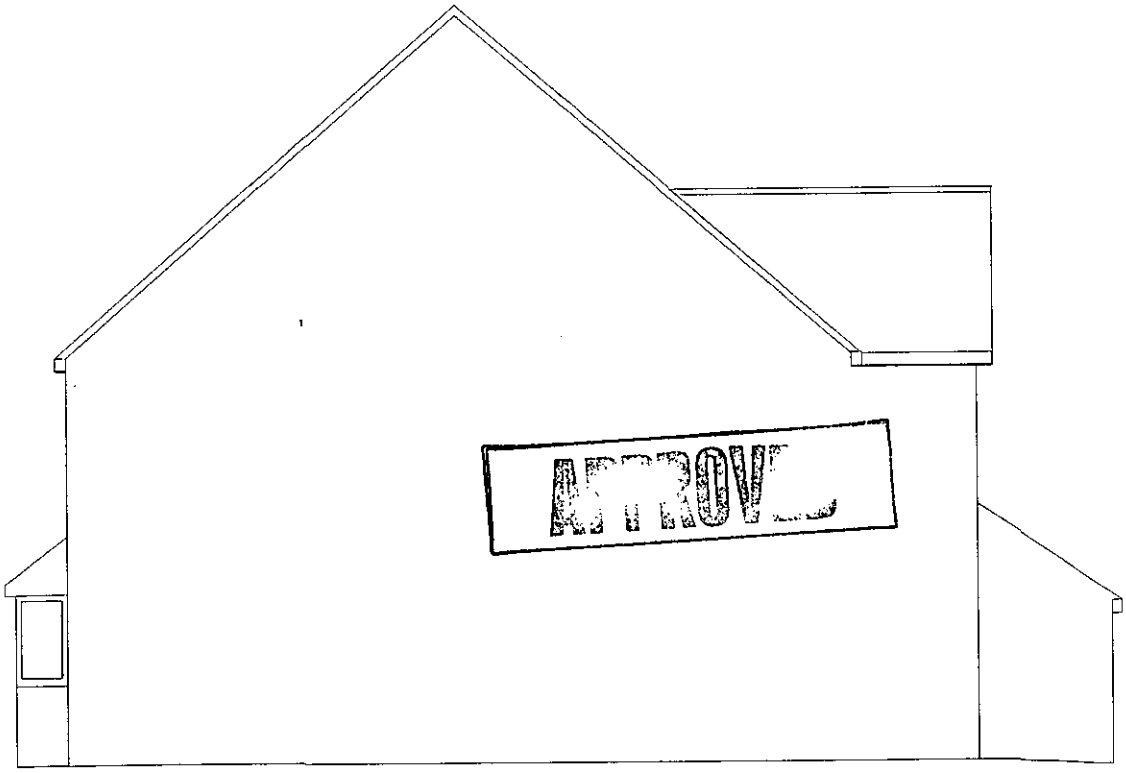
Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire

Scale 1:100

06. AUG. 2001 * 4599



Proposed Side Elevation

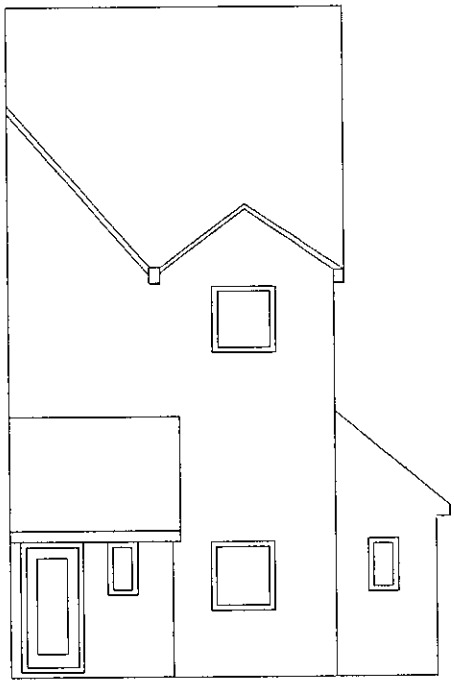


Proposed Side Elevation

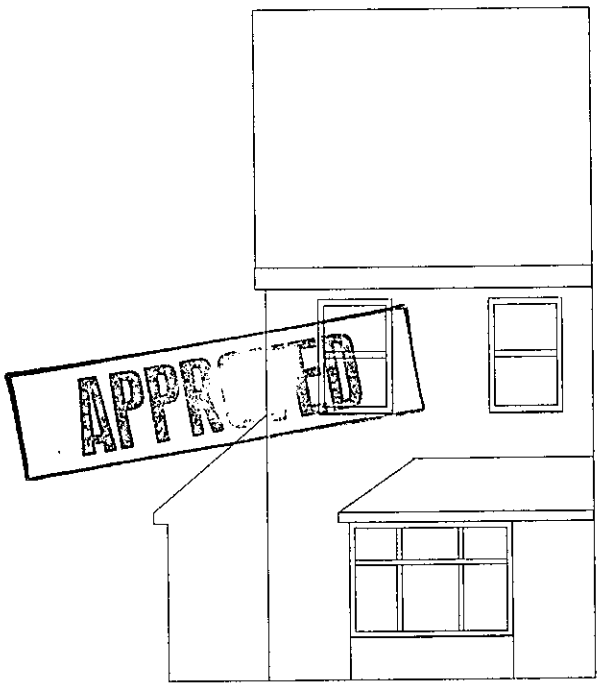
Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire

Scale 1:100

06.AUG.2001* 4599



Existing Rear Elevation



Existing Front Elevation

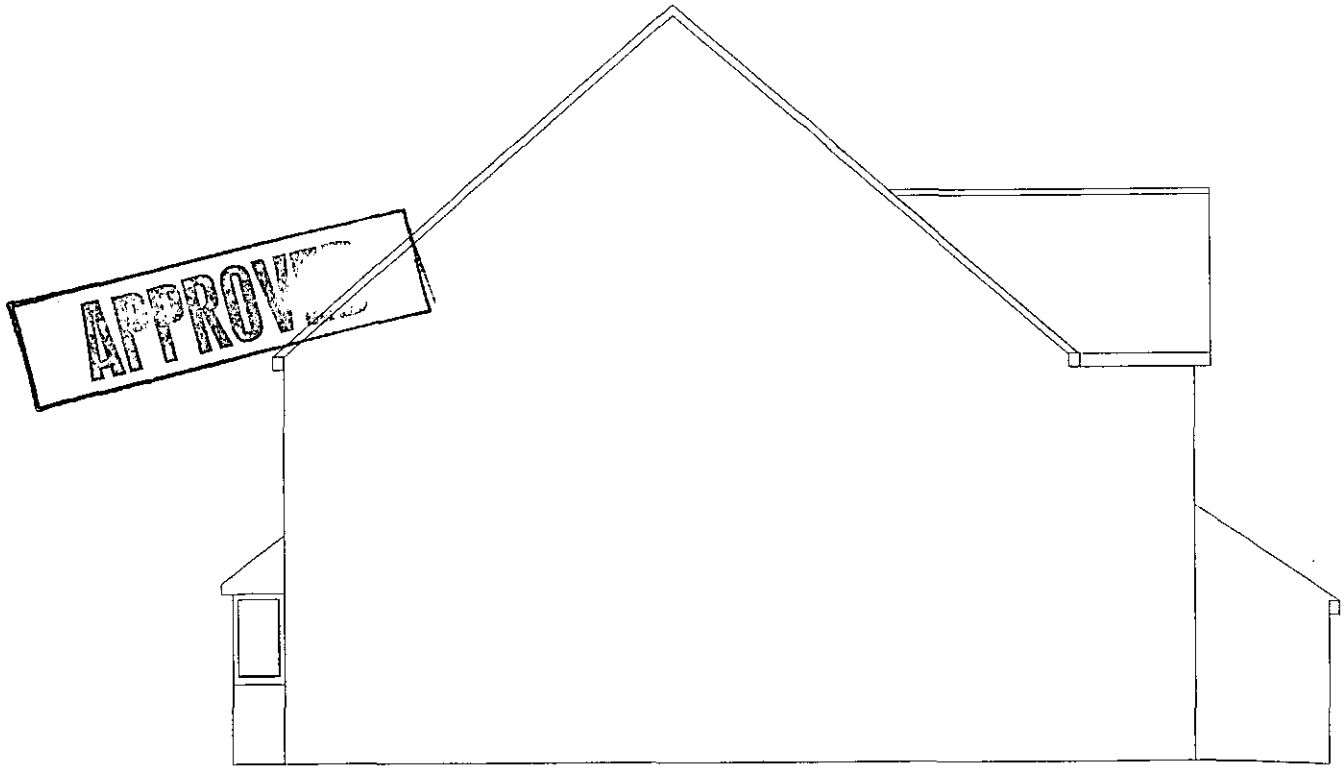
Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire

Scale 1:100

06.AUG.2001* 4599



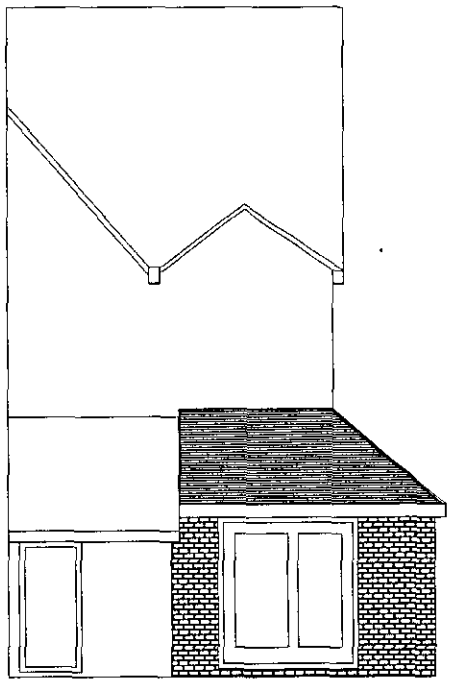
Proposed Side Elevation



Proposed Side Elevation

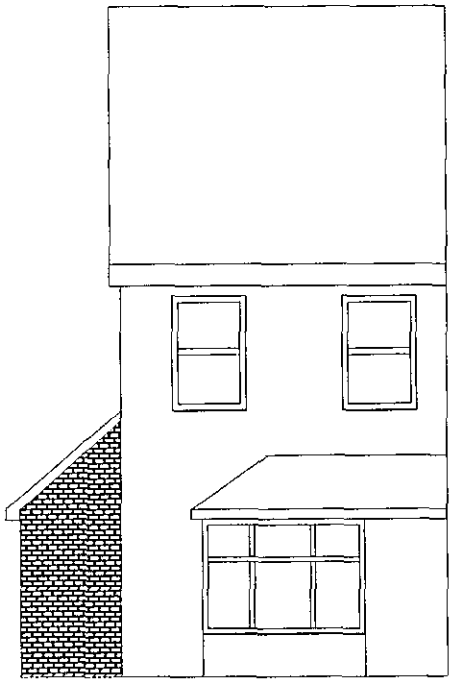
Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire Scale 1:100

06.AUG.2001* 4599



Proposed Rear Elevation

APPROVED

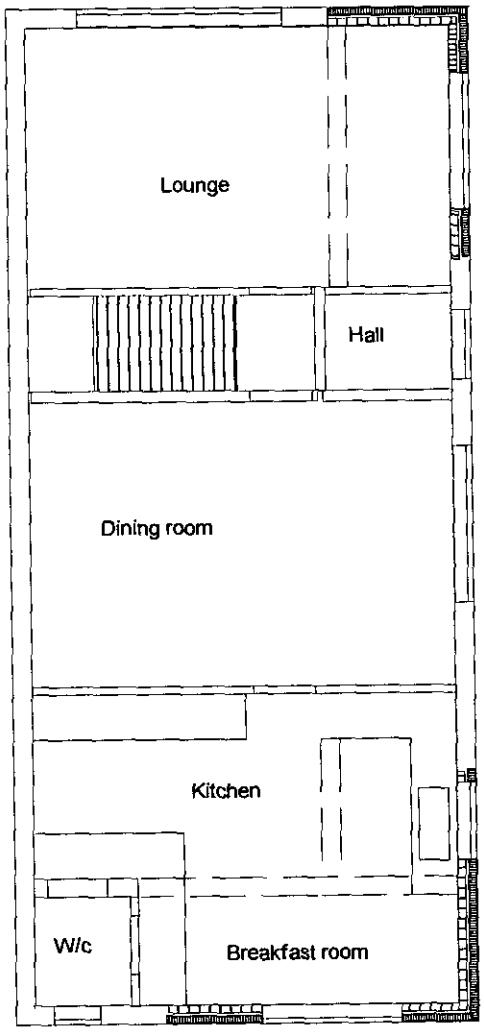


Proposed Front Elevation

Mr & Mrs Hennell
6 Goodchild Road
Wokingham
Berkshire

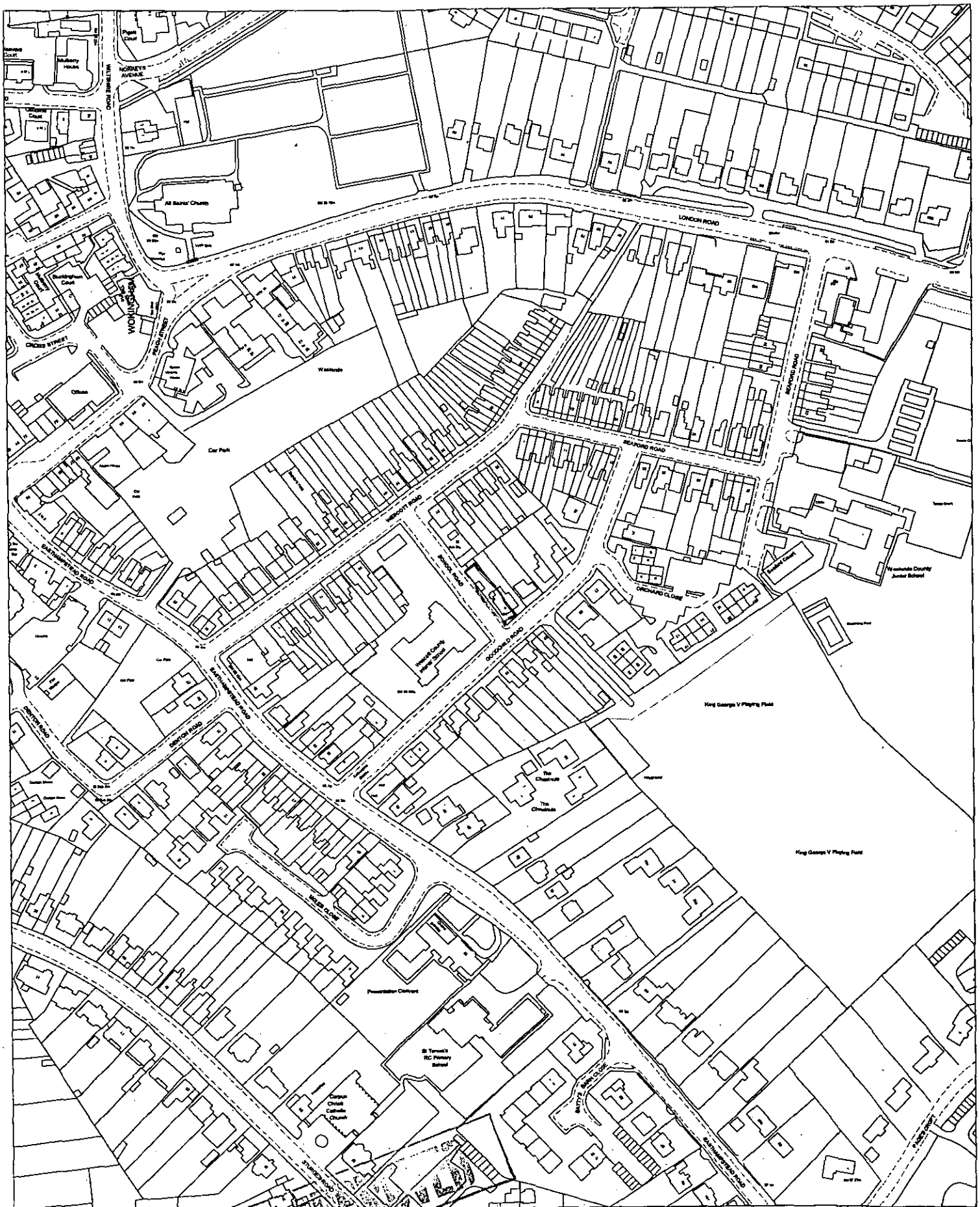
Scale 1:100

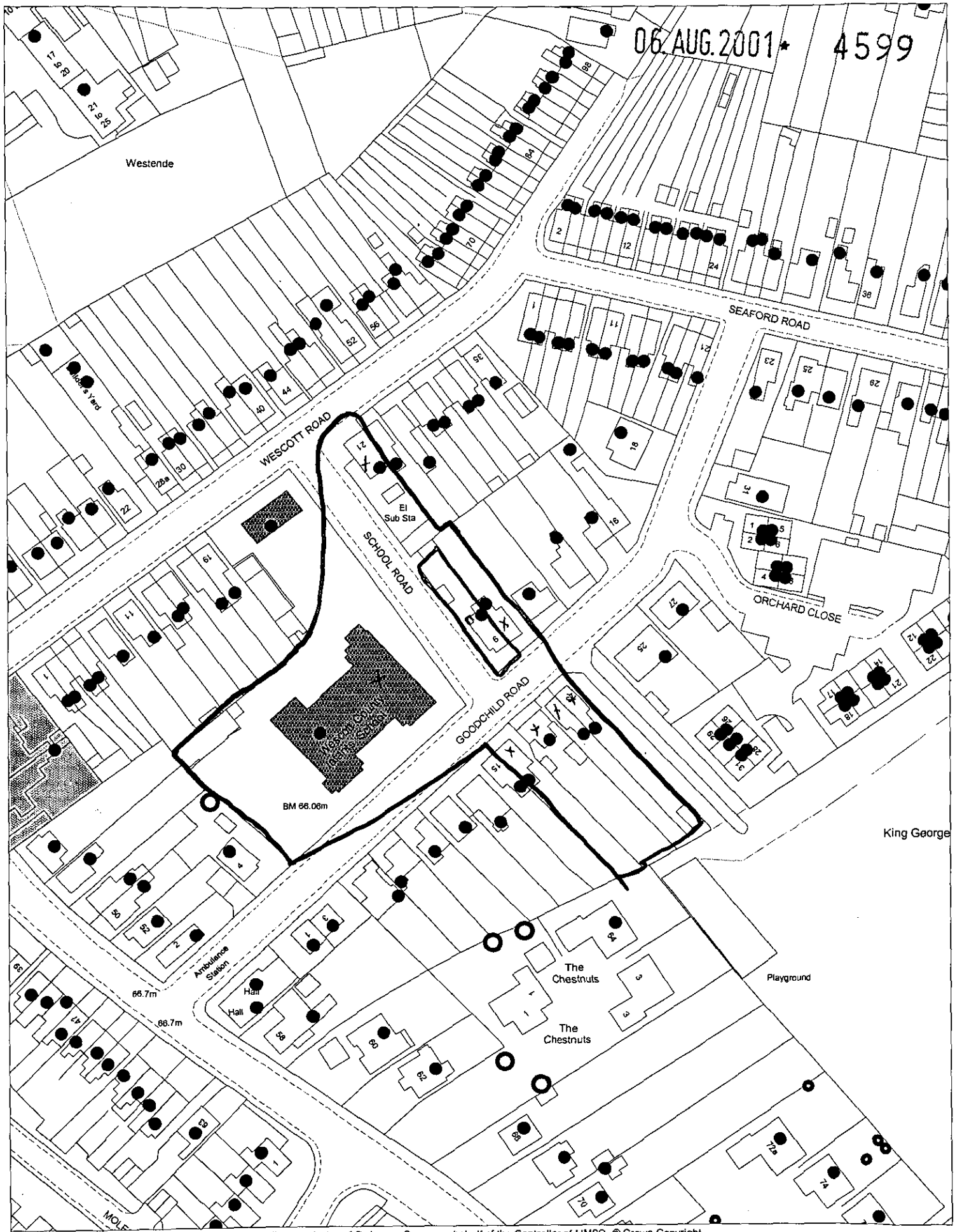
06.AUG.2001* 4599



Proposed Ground Floor Plan

APPROVED


LONDON ROAD
WOKINGHAM
CROSS STREET
HIGH STREET
Car Park
BROOKSIDE ROAD
BEECHWOOD ROAD
HEATHERWOOD ROAD
SCHOOL ROAD
ORCHARD CLOSE
DOCKWOOD ROAD
EASTHAMPSTEAD ROAD
DENTON ROAD
MILLER CLOSE
STURGESS ROAD
King George V Playing Field
King George V Playing Field
St Teresa's RC Primary School
Catholic Church
Presentation Convent
The Chestnuts
The Chestnuts
Wokingham County Junior School
Wokingham County Junior School
All Saints' Church
Offices
Offices
Mulberry House
Poplar Court
Chiltern Court
Buckingham Court
Norreys Avenue
Wellington Road
Beech Hurst
Beech Hurst
Heathfield Court
Heathfield Court
Denton Road
Denton Road
Battle Brook Close
Battle Brook Close
Wellington Road
Wellington Road
Wellington Road



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Development Control Section, Environmental Services, Wokingham District Council.

9 August 2001

Scale: 1 : 1250

N W E S