APPLICATION NO:
F/2002/6178

LOCATION:
82 Oxford Road, Wokingham.

APPLICANT:
Mr P Hearmon

PROPOSAL:
Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.

EARLIEST DATE FOR DECISION: **26/04/2002**
28 day expiry 30/4/02
APPLICATION WILL HAVE EXPIRED ON:
15/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

129

D1

AMENDED PLANS FOR FRANCIS LEO

F/2002/6178

80 OXFORD ROAD WOKINGHAM

Application No: F/2002/6178 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Hearmon
82, Oxford Road
Wokingham
Berkshire
RG41 2YJ

Application Number: F/2002/6178

Parish: **WOKINGHAM**

Location: **82, Oxford Road, Wokingham.**

Proposal: **Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.**

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. The dormer windows in the north and south facing elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, except for the fanlight and be permanently so retained thereafter.

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6178 FL
BUILDING CONTROL NUMBER	BN 2002/1347 Smith
APPLICANT/~~AGENT~~	P. Hearmon
ADDRESS OF SITE	82 Oxford Road OAKINGHAM
DESCRIPTION OF PROPOSED WORK	part loft conversion with dormer window • s/s side ext • re-roofing front dormer

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	DK/652/302B	DK/652/302B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/6/02	

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 : Francis Leo

Application Number : F/2002/6178

Applicant : Mr P Hearmon .

Location : 82, Oxford Road, , Wokingham.
Proposal : Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.

But taken down after closing period

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 20/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application will have expired on: 15/05/2002. 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 : none

Planning Issues : I'd sett.

SBE1. SBE2
WOS3, WBE1
EM

Application Number: F/2002/6178 **Officer : Francis Leo**
82 Oxford Road, Wokingham

Appraisal :

Development
Proposed single storey side extension, first floor rear extension with dormer windows plus re-roofing of front dormers.

Impact upon neighbouring properties
The adjoining properties nos 80 and 84 are 9m and 6m respectively away from application site. However, the dormers on the side at loft would over look adjoining properties. The applicant has therefore agreed to provide obscured glazing fixed shut except for the fanlight at the top to avoid overlooking on to neighbouring properties. In view of this it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
Oxford Street comprises of buildings with varied styles of architecture. There are also many properties with front and side dormers. The dormers proposed at application site are considered to be in keeping with the character of the main dwelling and the street scene and would have no adverse impact upon the character of the area.

Parking: There are no parking implications.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6178
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	R024	C014	
3	~~R045~~	~~R045~~	dormer windows in the north and south facing elevations
			! except for the fanlight !

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 14-5-02

RECORD OF SITE VISIT

SITE ADDRESS: 82 Oxford Road Wokingham.

APPLICATION NUMBER: F/2002/6178

OFFICER: Francis Leo

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey properties of varied design garage at rear. Many front and side dormer windows

3. DESCRIPTION OF SITE/BUILDING

Single storey with high pitched roof, out house at rear, parking along side. Front dormer. Single storey rear extn

4. RELATIONSHIP TO ADJOINING PROPERTIES

80 - 2 storey bldg. double garage to side.
84. Single Str. entrance on side. with window on either side

5. SITE CONSTRAINTS

TREES at rear

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high fence

OTHERS

Application Number : F/2002/6178

Case Officer : FL

Valid Date : 20/03/02

Map No : 75A

Site Area : 0.10

Received Date: 20/03/2002

Level : Delegated Application

Description : Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.

Location : 82, Oxford Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr P Hearmon .

Fee Required: £95 Fee Received: £95 (3)

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	POSITION OF FRONT DORMER	2/04	✓ 5/4
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

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-app.....

.....

.....

.....

.....

.....

NEIGHBOURS

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

.....

.....

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6178

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

Dear Councillor

Application Number: F/2002/6178
82, Oxford Road, , Wokingham.
Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6178**
82, Oxford Road, , Wokingham.
Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.
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**********

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

Tel: 0118 974 6502

Date: 02 April 2002

My ref: F/2002/6178

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

Dear Councillor

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Trevor Watson
Development Control Manager

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_____

_____

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 6502

Date: 02 April 2002

My ref: F/2002/6178

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

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Yours sincerely
Trevor Watson
Development Control Manager

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82, Oxford Road, , Wokingham.
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_____

_____

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**********

Received by Wokingham District Council

Application No: F/2002/6178

Proposal:
Proposed single storey side extension, first floor rear extension with dormer windows plus reroofing of front dormers.

Location:
82, Oxford 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 quote application number F/2002/6178 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/04/2002. 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

02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		71OXFORD ROADWOKINGHAM	RG412YH
		73OXFORD ROADWOKINGHAM	RG412YH
		75OXFORD ROADWOKINGHAM	RG412YH
		80OXFORD ROADWOKINGHAM	RG412YJ
~~BRIMBLECOMBE COACHES~~		~~82OXFORD ROADWOKINGHAM~~	~~RG412YJ~~
		84OXFORD ROADWOKINGHAM	RG412YJ
		4VILLIERS MEADWOKINGHAM	RG412UB
		77OXFORD ROADWOKINGHAM	RG412YH
	BAYCROFT	BAYCROFTOXFORD ROADWOKINGHAM	
	MENTMORE	MENTMOREOXFORD ROADWOKINGHAM	

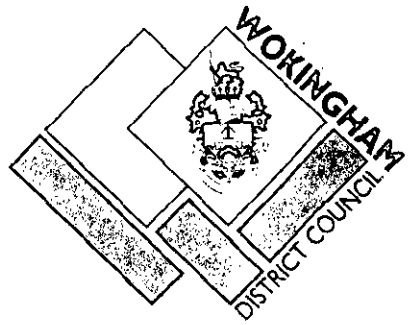
Neighbours consultation list

F/2002/6178

Environmental Services

For office use only. Application number: 20 MAR 2002 0178

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 P HEARMAN 82 OXFORD RD WOKINGHAM BERKS
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.	82 OXFORD RD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTN FIRST FLOOR EXTN & RE ROOF FRONT DORMERS
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.	ROOF TILES TILE HANGING & FACE BKS TO MATCH EXTG
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

82 OXFORD ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	9435M	27.4.73	Extension to kitchen and re-siting of bathroom		11.5.73		
	9664M	11.10.73					
R/285/73			Exten. to living room, utilisation of room space and erection of double garage (Reconstruction of exist. bung, conversion of kitchen to living room)	~~[illegible]~~ 22.10.73 C/A	19.10.73 REFUSED 8.11.73 APPROVED		
	BR 9456		GARAGE (MR. HEARMON)		16.10.78 APP		
09300			" "	23.11.78 C/A			
30915.			REPL. GARAGE "	10.8.88 C/A			
F/1999/0168		9.12.99	Land r/o: 4 detached dwellings + garages	22.5.00 C/APP			
F/2001/3558			Land r/o - erect 2 dwellings (Amendment to 2032)	29.5.01 C/A			