APPLICATION NO:
F/2002/7274

LOCATION:
19 Hornbeam Close, Wokingham.

APPLICANT:
Mr.Mrs P Ruffles C/O K R Paul

PROPOSAL:
Proposed first floor front extension to dwelling

4/09

EARLIEST DATE FOR DECISION: **31/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/09/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

RAILEX
Marbleboard

The House of Grace
Monumental Masons - David Greeley

* Spoke to Colin Lawley on 20/11/96 - advised that legally not obliged to advertise although it could come under 'development - wider public concern'

+

felt that there was a small element of A1 use - mostly Sui generis.

PLEASE PASS COPY OF
DECISION NOTICE
TO BC/DC LIAISON OFFICER
(on orange paper)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Ruffles
C/O K R Paul
17 Ambarrow Crescent
Little Sandhurst
Berks
GU47 8JA

Application Number: F/2002/7274

Parish: **BARKHAM**

Location: **19, Hornbeam Close, Wokingham.**

Proposal: **Proposed first floor front 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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/09/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	T274	PT
BUILDING CONTROL NUMBER	FP 2002/3332	
~~APPLICANT~~/AGENT	Kenneth R. Paul.	
ADDRESS OF SITE	19 Hornbeam Close Elizabeth Park HOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0237/02	0237/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/9/02	

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 : Phillip Taylor

Application Number : F/2002/7274

Applicant : Mr.Mrs P Ruffles C/O K R Paul.

Location : 19, Hornbeam Close, , Wokingham.
Proposal : Proposed first floor front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/08

Date of Neighbour Notifications : .....

Date of Site Visit : 27/08

Date Registered : 01/08/2002

Earliest Date for Decision : 31/08/2002

Latest Consultation Date/Site Notice Expiry Date : 31/08/2002

This application will have expired on: 26/09/2002. 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 :

Wokingham Town Council -

Planning Issues :

① Neighbouring Properties
② Streetscene

Policy SBE1, SBE2
WOS3, WBE1
LD3, ENV

Application Number: F/2002/7274

Appraisal :

The application proposes a first floor front extension to this detached dwelling located within the settlement boundary.

The dwelling has a single storey front projection incorporating a garage and living room. The plan is to build above this with a gabled roof. Inside the bedrooms at the front would be extended. Only front windows would be created ~~[illegible]~~ replicating those existing. A new bathroom side window would be installed on the North elevation.

The adjacent neighbour No 18 is set slightly forward of No 19. The extension would therefore project past No 18 by 0.2 metres. This will not produce any overshadowing or overbearing effect.

The surrounding neighbors on Ash Way are screened from No 19 by a hedge containing some 4-6m high ash trees and one very tall 15.0m tree. No overlooking can occur.

The first floor front extension is acceptable in this case because of the setting back of the original house and the every single storey projection. The gable roof will be very similar to the one on No 18.

No increase in bedrooms or will there be any removal of parking space. No change needed for parking arrangements

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

Application Number F/2002/7274
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: 19 Hornbeam Close Wokingham. APPLICATION NUMBER: F/2002/7274	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

res. [illegible]

3. DESCRIPTION OF SITE/BUILDING

detached house. set in corner of close.
integral style garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no 18 very close but also slightly forward of 1st floor at least.
no side windows, bedroom at the front but will not be overshadowed or overbearing.

5. SITE CONSTRAINTS

TREES Cherry / beech trees 4-6m high offer screening at
ACCESS/PARKING windows & view to [illegible] 15, 11, 17 [illegible].
LEVELS 15m [illegible] offer screening
BOUNDARY TREATMENT at front house. 1.8m [illegible] to side.
OTHERS

Application Number : F/2002/7274	Map No : 82
Case Officer : PT	Site Area : 0.03
Valid Date : 1/8/02	Received Date: 01/08/2002

Level : Delegated Application

Description : Proposed first floor front extension to dwelling.

Location : 19, Hornbeam Close, , Wokingham.

Parish : BA Ward : BAR

Applicant : Mr.Mrs P Ruffles C/O K R Paul.

Fee Required: £110 Fee Received: £110 (5)

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

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

NEIGHBOURS

1 S/N + See map

OTHERS

No pre-apps

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

Tel: (0118) 974 6442

Date: 07 August 2002

My ref: F/2002/7274

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2002/7274
19, Hornbeam Close, , Wokingham.
Proposed first floor front 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7274**
19, Hornbeam Close, , Wokingham.
Proposed first floor front 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 Stubbs

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

Received by Wokingham District Council

Application No: F/2002/7274

Proposal:
Proposed first floor front extension to dwelling.

Location:
19, Hornbeam Close, , 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/2002/7274 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/08/2002. 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**

07 August 2002

Organisation_Name	Building_Name	address1	Postcode
		12HORNBEAM CLOSEWOKINGHAM	RG414UR
		14HORNBEAM CLOSEWOKINGHAM	RG414UR
		15HORNBEAM CLOSEWOKINGHAM	RG414UR
		18HORNBEAM CLOSEWOKINGHAM	RG414UR
		19HORNBEAM CLOSEWOKINGHAM	RG414UR
		20HORNBEAM CLOSEWOKINGHAM	RG414UR
		21HORNBEAM CLOSEWOKINGHAM	RG414UR
		11ASH WAYWOKINGHAM	RG414UW
		15ASH WAYWOKINGHAM	RG414UW
		17ASH WAYWOKINGHAM	RG414UW
		9ASH WAYWOKINGHAM	RG414UW
		2THE VINESWOKINGHAM	RG414YY
		3THE VINESWOKINGHAM	RG414YY
		4THE VINESWOKINGHAM	RG414YY

Neighbour consultation list F/2002/7274

7274

KENNETH R. PAUL
Consulting Engineers
Structural & Civil

17 AMBARROW CRESCENT
LITTLE SANDHURST
BERKSHIRE, GU47 8JA
Tel/Fax:- 01252 879986 Mobile:- 07958 242528
email:- kennethr.paul@virgin.net

11 AUG 2002

31/07/02

Dear Sirs,

Please find enclosed Planning Application for + chq for £110.00
19 HORNBEAM CLOSE, ELIZABETH CLOSE, WOKINGHAM.

Please provide us with a receipt.

Any queries please call.

Kind Regards.

B. EARLE.

With Compliments

Structural & Civil Engineering Design : Structural Surveys & Inspections : CAD Drawings

Environmental Services

For office use only.
Application number 01.AUG.2002 7274

01 AUG 2002 7274

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. P. RUFFLES 19 HORNBEAM CLOSE, ELIZABETH PARK WOKINGHAM, BERKS. RG41 4UR 01189 771707
2 Agent's Name Address and postcode Phone number	KENNETH R. PAUL Consulting Structural Eng 17 Ambarrow Crescent Little Sandhurst, Berks GU47 8JA Tel/Fax: 01252 879986
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.	19 HORNBEAM CLOSE ELIZABETH CLOSE WOKINGHAM, BERKS RG41 4UR.
4 Give brief details of the proposal for example, two storey side extension About the application	FRONT FIRST FLOOR 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.	TO MATCH THE EXISTING AS INDICATED ON THE DRAWINGS.
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: 4	Proposed: 4
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: [signature] FOR KENNETH R. PAUL CONSULTING ENGINEERS

on behalf of MR & MRS P. RUFFLES

Date 30/07/02

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

ADDRESS 19 Hornbeam Close PARISH Banham

PLOT No. 28 ORD. SHEET No. SW 7867a

BUILDER NHBC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L.	31.1.85	CIA
23656	ROGER MALCOLM	ACCESS ROAD / SEWER	20.6.85	CIA
24563	WESTWAY HOMES	DET. HOUSE & GARAGE	5.12.85	CIA
BRA6499	MARK WALTON	UTILITY	25.1.89	APP
2/2002/7274	Mr + Mrs RUFFLES	1st floor fr. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

01.AUG.2002 7274
0237

19 HORNBEAM CLOSE

WOKINGHAM, BERKSHIRE, RG41 4UR



No. 18 **No. 19**

FRONT ELEVATION



FRONT ELEVATION No.19