APPLICATION NO:
F/2001/5411

LOCATION:
1 Walter Road, Wokingham.

APPLICANT:
Mr P Townley

PROPOSAL:
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

EARLIEST DATE FOR DECISION: **06/01/2002**
End of consultation 10/01/02
APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: ~~Joanna Medler~~
F. Leo

APPROVED

524

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Townley
1 Walter Road
Wokingham
Berks
RG41 3JB

Application Number: F/2001/5411

Parish: **WOKINGHAM**

Location: **1, Walter Road, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.**

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.

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.

Informative
1. This permission relates to the application as amended with revised drawing number 021711/01 A, and does not approve the proposals as originally submitted.

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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

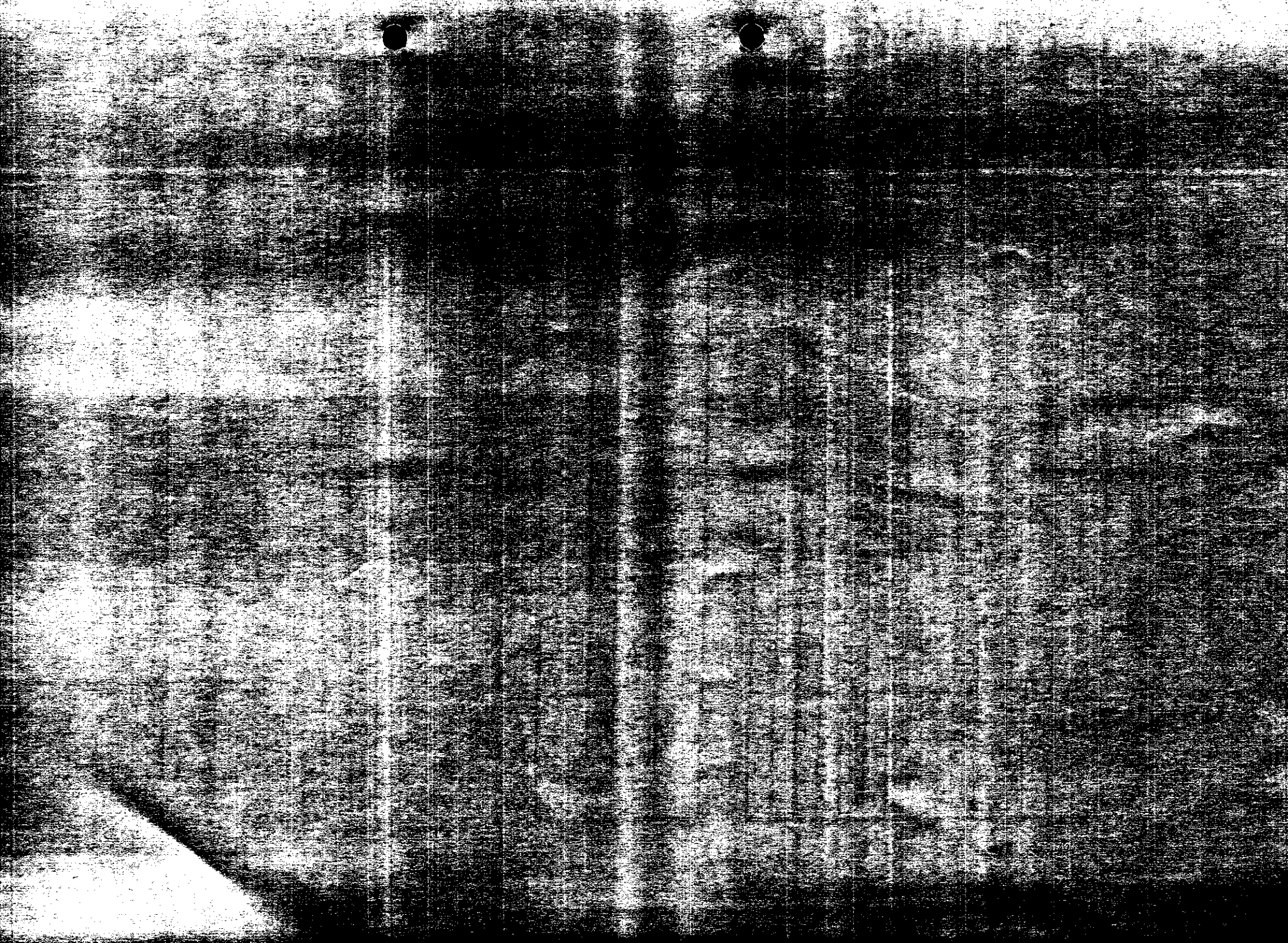
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5411	FL
BUILDING CONTROL NUMBER	RP 2002/3079 South	
~~APPLICANT~~/AGENT	Mr A. M. Dew.	
ADDRESS OF SITE	1 Walter Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext - pitched roof to existing front + new front bay window	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Location
ELEVATIONS	021711/01A	021711/01A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/3/02.	

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	



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

Tel: (0118) 974 6502

Date: **13 December 2001**

My ref: F/2001/5411

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2001/5411
1, Walter Road, , Wokingham.
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5411**
1, Walter Road, , Wokingham.
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6502

Date: **13 December 2001**

My ref: F/2001/5411

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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If you have any questions please do not hesitate to contact **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5411**
1, Walter Road, , Wokingham.
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6502

Date: **13 December 2001**

My ref: F/2001/5411

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/5411
1, Walter Road, , Wokingham.
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

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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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5411**
1, Walter Road, , Wokingham.
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2001/5411

Proposal:
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

Location:
1, Walter 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/2001/5411 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. 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.

Head Planning and Transportation

13 December 2001

Mr & Mrs P.A.Townly
1 Walter Road
Wokingham. RG41 3JB. Berkshire
United Kingdom
Home Phone 0118-9891473

PLANNING SEC | HPT 51674
POL | TLS
DC FL | ENF
APP |
CS |
10 JAN 2002
COPIES TO: | ACK:
FILE:

09 January 2002

Wokingham District Council Planning Department,
Attention; J.F. Leo Esq

Dear Sir,

Planning application Re; 1 Walter Road, Wokingham.

Following our telephone conversation on 9th January 2002, we would like to confirm the follwing regarding the above Planning Application:

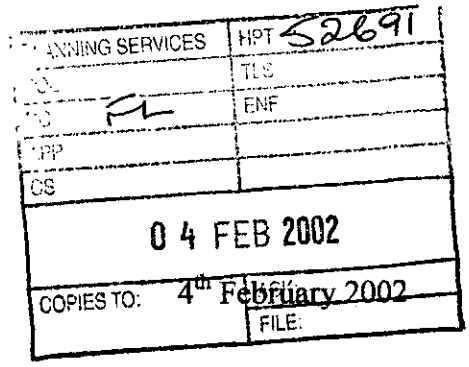
1/ The above property has a Double Length Garage at the foot of our garden with access to the Garage from Windmil Avenue. There is one parking space at the front of the Garage and two further Parking spaces are at the front of the house on Walter Road.

Therefore it fulfills your Highways requirement.

Yours Faithfully,

Mr P.A. Townly

50 Ashton Road
Wokingham
Berkshire
RG41 1HL



Wokingham District Council
Planning Services
Environmental Services Department
P O Box 157
Shute End
Wokingham
Berks RG40 1WR
Attn: Mrs Polnik / Mr F Leo

Dear Sirs,

Re: 1 Walter Road, Wokingham, Berkshire
Application No.F/2001/5411

I refer to the recent telephone conversations between myself and Mr Leo, and the applicants and Mrs Polnik regarding the above application.

Please find enclosed six copies of my amended drawing, as discussed. I hope you will now be able to deal with this application as soon as possible.

Would you please respond directly to the applicants who will advise me of the outcome of your decision.

Yours faithfully,

Alan M Dow

Encs:

Frances Loo

WORK SHEET FOR : ~~Joanna Medler~~

Application Number : F/2001/5411

Applicant : Mr P Townley .

Location : 1, Walter Road, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

Site Notice Displayed ? : YES ✓ NO DATE 8 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 8 Jan 02

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. 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 :

Highways : ~~Request for 3 spaces~~
C049, R045
C122, R122.

Planning Issues : I'd. Sett

SBE1, SBE7

WOS3, WBE1.

Application Number: F/20015411 **Officer : Francis Leo**
1 Walter Road, Workingham

Appraisal :

Development
Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

The site is a detached property located within the identified settlement of Workingham.

Impact upon neighbouring properties
The site is located at the corner of Walter Road and Windmill Avenue. Adjoining property 1A, along the south eastern side, is 3m away from the site. It has a pitched roof over the front extension similar to proposal at application site. The rear dormer extends to the full width of the building but the windows are located 1.2m away from the edge of the building, hence minimising any overlooking of rear garden at no1A. The proposal would therefore have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
There are numerous front and rear dormer windows on Walter Road and Windmill Avenue of various sizes. The revised scheme received on 4th February 2002, reducing the width of dormer by 0.5m on either end would be in keeping with the character of the two streets. In view of above it is considered that the proposal would have no adverse impact upon the character of the area.

Parking: The property would have 3 bedrooms requiring 2 parking spaces. The applicant explained that at present there is a double garage at the end of the garden with access on to Windmill Avenue. In addition there is space for 2 more cars at the front of the property as it measures approximately 8.5m x 8.5m clear, from then on the front boundary is angled towards Windmill Avenue. The proposed parking would fulfil Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5411
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C049	R049	
~~4~~	~~C122~~	~~R122~~	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Walton Road Workingham	OFFICER: FRANCIS LEO
APPLICATION NUMBER: F/2001/5411	DATE OF SITE VISIT: 8 Jan 02

1. SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey properties, garage to side, open plan aspect. Nos 2, 4, 8 and 3 immediately close to site have dormer windows.

3. DESCRIPTION OF SITE /BUILDINGS 2 storey detached property with pitched roof front dormer, a single storey front extension with flat roof as part of original house, and double garage at the rear. Garden to front and rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
The nearest property to be affected is 1A. but in view of location of rear windows etc. there would be hardly any overlooking.

5. SITE CONSTRAINTS

TREES	non affecting
ACCESS/PARKING	no change.
LEVELS	—
BOUNDARY TREATMENT	1.8m high timber fence bet 1 and 1A and similar fence along North West boundary
OTHERS	2.5 Hedges are rear part of site.

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 13 December 2001

Application Number: F/2001/5411

Proposal: Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

Parish: WOKINGHAM TOWN

Site Address:
1, Walter Road, , Wokingham.

Applicant:
Mr P Townley .

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:** AC 17/12/01

Spoke to Mrs. Townly 19/12/01 (11.36am) requested above within 10 working days - 2/01/02?
JO

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

F

Application Number : NEW/2001/5411

Case Officer : JKM

Valid Date :

Map No : 68

Site Area : 0 06

Received Date: 06/12/2001

Level : Delegated Application

(F) Description : Proposed first floor rear extension to dwelling plus pitched roof to existing front extension and front bay window.

Location : 1, Walter Road, , Wokingham.

Parish : WK Ward : EVE 13/12/01 B

Applicant : Mr P Townley .

Fee Required: £95 Fee Received: £95

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	parking layout show position waste.	13/12.	
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 13/12/01-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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

Environmental Services

For office use only.
Application number: 06.DEC.2001* 5411

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. TOWNLY 1 WALTER ROAD WOKINGHAM BERKS RG41 3JB 01189891473
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	1 WALTER ROAD WOKINGHAM BERKS RG41 3JB
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTENSION PITCHED ROOF OVER FLAT ROOF TO FRONT & JEW BAY WINDOW TO FRONT
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.	YELLOW BRICKS TO MATCH & ROOF TILES TO MATCH EXISTING.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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]

on behalf of

Date 27/11/2001

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

ADDRESS 1 WALTER ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.7968 08

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/7/62 5381	MESSRS. SALAMA DEVS. LTD. TRUE BLUE HOMES LTD	DETACHED HOUSE & GARAGE	12.7.62	APP C/A
R/184/73 9528	MR W. HOMEWOOD	GARAGE TO STUDY, SUN LOUNGE	16.8.73	APP. C/A
33027	MR & MRS E. SMITH	REAR DORMER	17.4.89	C/A
RRA 7196	"	ROOMS IN ROOF	16.5.89	APP

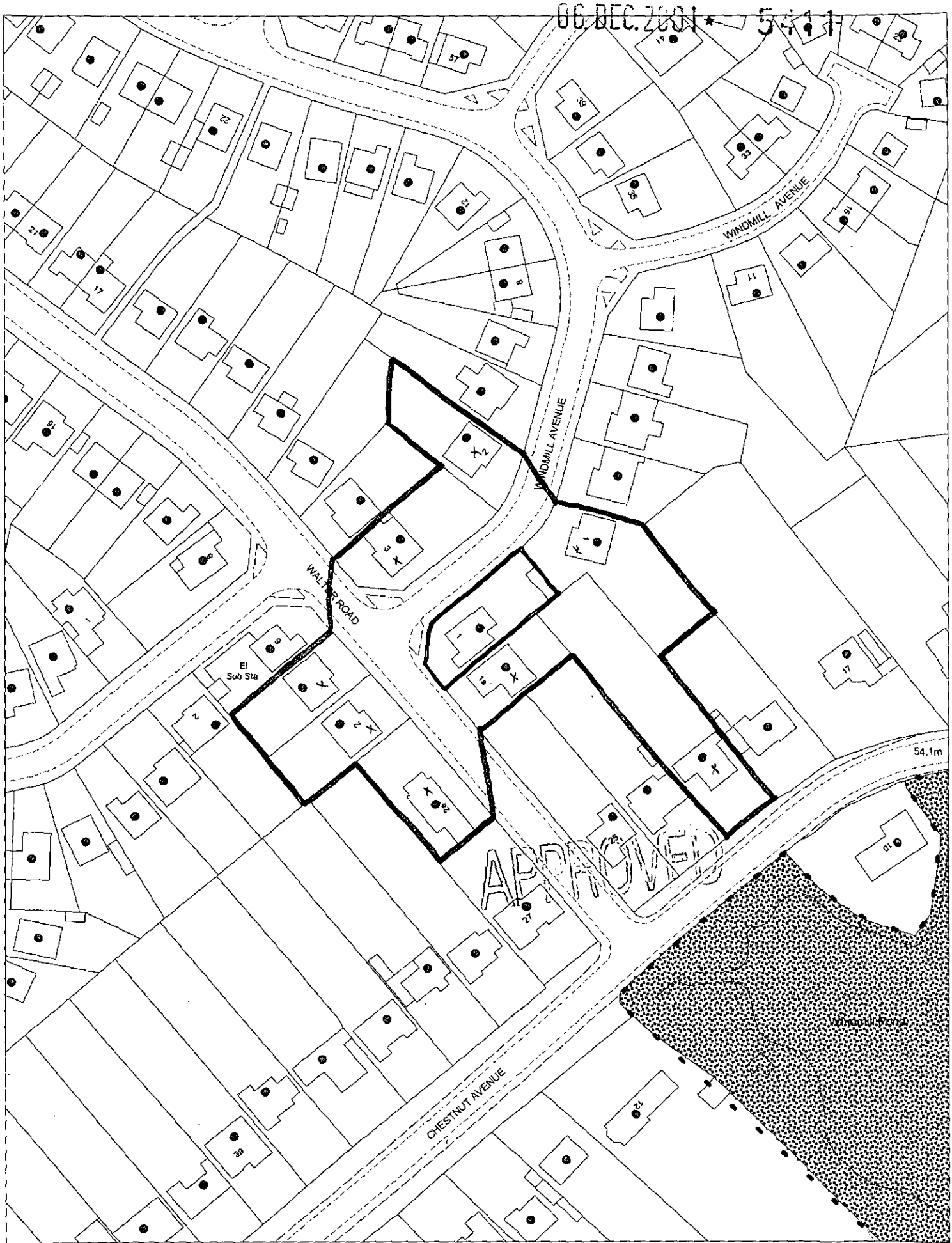
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mrs. Harding - Homebased working - 16/4/99

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

11 December 2001

Scale: 1 : 1250

N
W E
S