APPLICATION NO:
F/2001/3592

LOCATION:
8 St. Helier Close, Wokingham.

APPLICANT:
Mr & Mrs C Lock C/O R G Butler & Associate

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **20/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **George Allpress**

REFUSED 89-814

RAILEX
Marbleboard

EASIFILE EP7

S

D4.

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs C Lock
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
RG10 9QT

Application Number: F/2001/3592

Parish: **WOKINGHAM**

Location: **8, St. Helier Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The application proposal is considered by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies SBE1 and SBE2 and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Reason
2. The proposal would result in overlooking of the neighbouring dwelling No. 7 Helier Close, to the detriment of the occupants and future occupants of that property. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policy SBE2 and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

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 Policy EN1.
South East Area Local Plan Policies SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 23 July 2001
My ref: F/2001/3592
Your ref:

R. G. Butler & Associates
11 Strathmore Drive,
Charvil,
Reading,
Berkshire, RG10 9QT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6442
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs,

8 ST. HELLIER CLOSE, WOKINGHAM – F/2001/3592

I refer to your letter dated 13th July and the accompanying drawings. The amended scheme, in my opinion, in part addresses the reasons for refusal of planning permission issued in respect of the above application. Use of the back of the first floor of the proposed extension for an en-suite and the use of obscure glazing would overcome the problem of overlooking. However, to my mind the extension would still appear over dominant in the street scene and detract from this house and its setting. Please bear in mind that this is an officer opinion which is offered without prejudice. The final decision may rest with the Planning Committee. Should you need to discuss any aspect of this advice in more detail, then please do not hesitate to contact my colleague, George Allpres on the above telephone number.

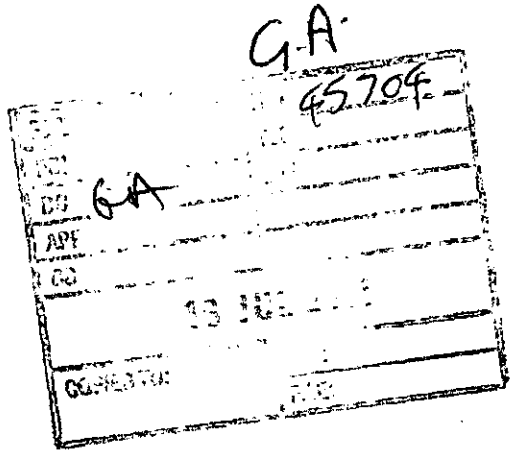
Yours faithfully,

John Mitchell
Development Control Manager.

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

13 July 2001



Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham RG40 1WR

For the attention of George Allpress

Dear Mr. Allpress

Re: 8 St. Helier Close, Wokingham.

Following our refusal F/2001/3592 and our subsequent discussions at your office, we now enclose an amended scheme for your comment.

We have moved the extension deeper into the site, which would give sufficient room to place some planting between it and the road. The internal arrangement has been amended to eliminate any overlooking problems at the rear. The side windows have been omitted altogether.

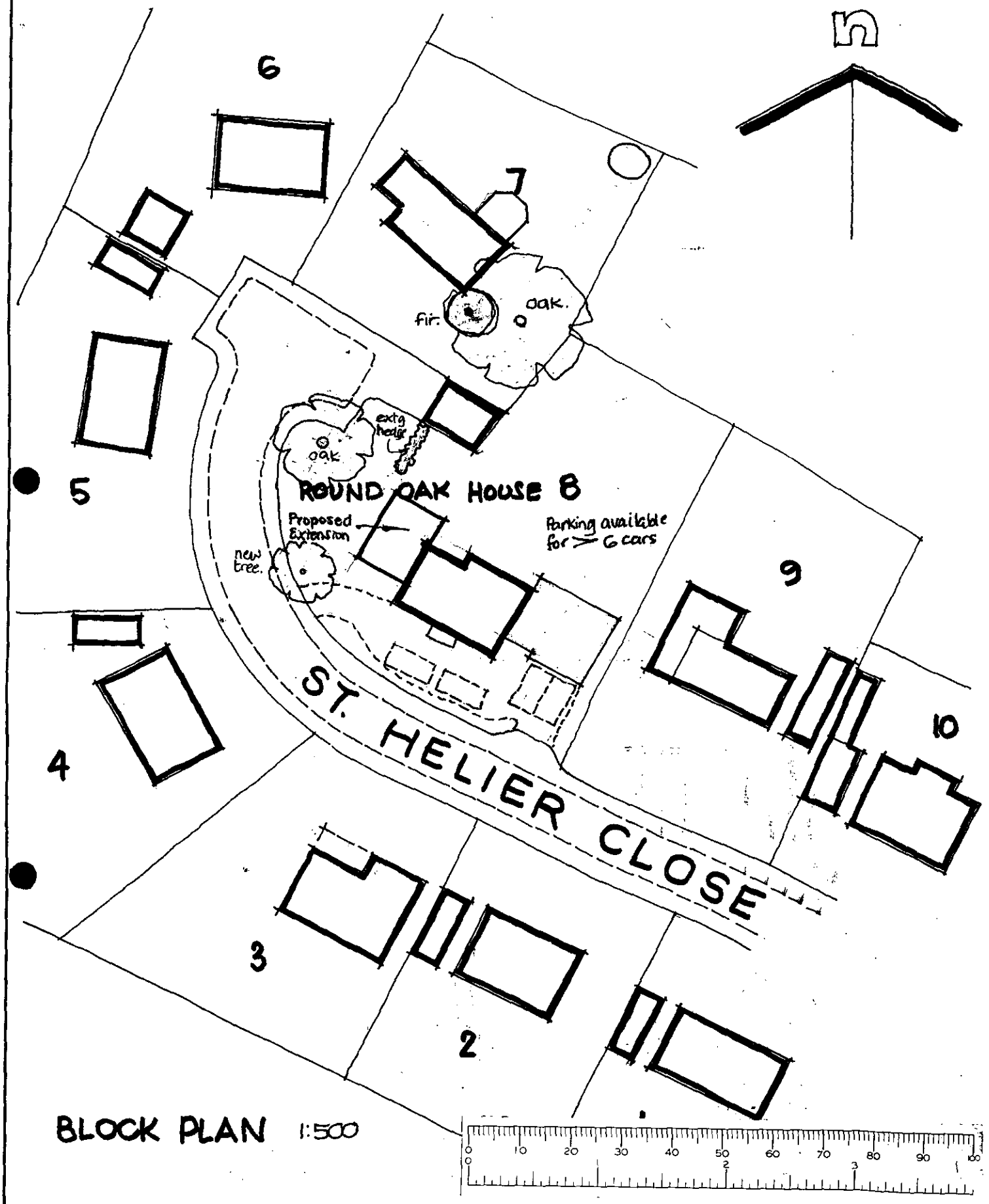
You have viewed the site of the extension from the road and the garden of no. 7 St. Helier Close, but the applicants would like you to view the proposal from their premises and welcome you to contact them on 0118 978 9611.

Yours Sincerely

Dick Butler.

R.G. Butler

rev A, June 01. amended scheme.

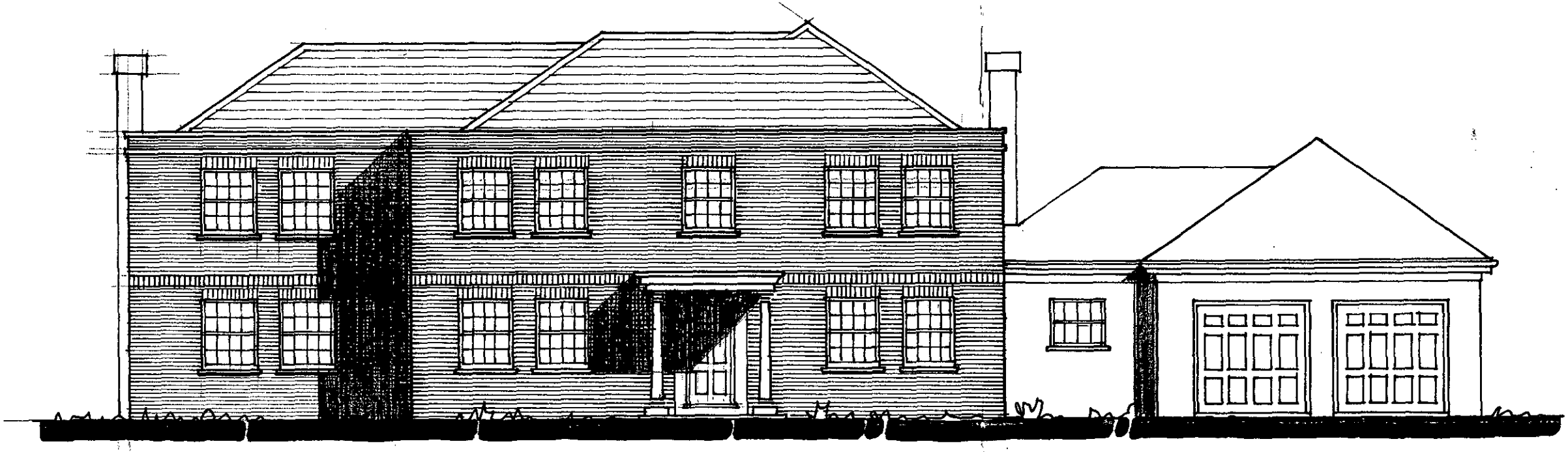


BLOCK PLAN 1:500

ROUND OAK HOUSE
8 ST. HELIER CLOSE
WOKINGHAM.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL
READING RG10 9QT.

date Oct 97. drgn. 495/2A



FRONT ELEVATION

Received by Wokingham District Council

Application No: F/2001/3592

Proposal:
Proposed two storey side extension to dwelling.

Location:
8, St. Helier 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. 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2001. 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

27 March 2001

Applicationo	Name & Address
F/2001/3592	Ian A Forbes 4 St Helier Close WOKINGHAM Berkshire RG41 2HA
F/2001/3592	F A C Williams 7 St Helier Close WOKINGHAM Berkshire RG41 2HA
F/2001/3592	R T Robinson 5 St Helier Close WOKINGHAM RG41 2HA

App refused
Letters sent 18-05-01

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3592

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

Dear Councillor

Application Number: F/2001/3592
8, St. Helier Close, , Wokingham.
Proposed two storey side extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3592**
8, St. Helier Close, , Wokingham.
Proposed two storey side extension to dwelling.
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 6442

Date: **27 March 2001**

My ref: F/2001/3592

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/2001/3592
8, St. Helier Close, , Wokingham.
Proposed two storey side extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3592**
8, St. Helier Close, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3592

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3592
8, St. Helier Close, , Wokingham.
Proposed two storey side extension 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3592**
8, St. Helier Close, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3592

Applicant: Mr & Mrs C Lock C/O R G Butler & Associates

Location: 8 St. Helier Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		04/04/01

Date of Neighbour Notifications: 27/03/01

Date of Site Visit: 18/04/01

Date Registered: 16/03/2001

Earliest Date for Decision: 20/04/2001

Latest Consultation Date/Site Notice Expiry Date: 20/04/2001
24/04/01 (GA)

This application will have expired on: 11/05/2001. 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:

Highways - recommend approval subject to appropriate conditions.

Consultant Landscape Architect - (in summery) extension would require removal of two ornamental cherry trees to which no objection is raised. Site does contain a mature Oak Tree and protection measures would be needed to retain this.

Two residents of St Helier Close have written objecting to the application and one letter has been received which confirms no objection on either amenity or aesthetic grounds.

The reasons for objection are: that the proposed extension is too large, would not sit well with the rest of the house and the extension would spoil the symmetry of the house. In addition the resident of no.7 St. Helier Close requests retention of a hedge in the event of planning permission being granted.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE1, SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3592

Appraisal:

The application property is a large detached modern house which is neo-georgian in design. The dwelling is two storey, symmetrical in its front elevation with a centred entrance portico. St Helier Close is a cul-de-sac with a 'hammer head' end just beyond the application property. The road swings around to follow the application property curtilage and almost forming a crescent. The application property is on the inverse side with a long curved frontage that extends beyond and to the north of the front elevation. The application site is on this side of the house (the west), and the proposed extension would be prominent in the street scene with three elevations visible from the public domain. The other adjacent neighbour, no.7, is to the north of the application site approximately 20 metres distant.

The house has been extended on its east side (that facing no.9) with a single storey ground floor and garage extension.

The application proposes a substantial increase in the building envelope amounting to around 47.0% increase to which there is no objection in principle as the dwelling lies within a defined settlement. However, the proposed extension would because of its size, siting and massing result in an overdominant feature on the street scene.

In terms of amenity, the nearest dwellings are nos.4, 5 and 7. Nos. 4 and 5 are on the opposite side of the road to the application site and relationship between the application site and nos4 and 5 replicates the existing pattern of development.

However, the relationship between the application site and no.7 to the rear is considered of a proximity and orientation that would give rise to a significant overlooking of no.7's rear garden to the detriment of the amenity of the occupants. The relationship between proposed habitable room window and existing at no.7 considered sufficiently oblique and distanced so that no direct overlooking of habitable accommodation would result. The occupants of no.7 would however experience the sense of being overlooked within their accommodation where at present they do not.

The application site is capable of meeting parking standards and Highways recommend approval subject to conditions.

Recommendation: Approval: ☐ Refusal: ☑
(tick appropriate box)

Application Number: F/2000/3592

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy SBE1 and SBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposal would result in overlooking of the neighbouring dwelling, no.7 St Helier Close, to the detriment of the occupants and future occupants of that property. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy SBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: Policy SBE1, SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

8/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 8 St Helier Close, Wokingham.

APPLICATION NUMBER: F/2001/3592

OFFICER: George Allpress

DATE OF SITE VISIT: 18/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Residential close of executive style housing.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.7 to the north, no.9 to the east - no other dwelling within close proximity of the proposed extension.

5. SITE CONSTRAINTS

TREES	See landscape obs.
ACCESS/PARKING	Through drive with two entrance/exit points, double garage plus front parking for at least 4 cars
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall and hedge to front timber fencing and hedging elsewhere.
OTHERS	None

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 20th April 2001

Location:	8, St Helier Close, Wokingham
Proposal:	Proposed two storey side extension to dwelling
Application Number:	F/2001/3592

In response to your consultation dated 27th March 2001 for the above application, the tree and landscape comments are as follows:

The existing site contains two trees close to the existing building which would require removal and which are not shown on the applicants drawings. However, these are ornamental cherries which are of only minor importance and I do not object to their removal. However, the site does contain a mature Oak Tree to the west of the property which is of major importance and must be successfully retained under the proposals.

This oak tree is located 9m to the proposed extension at its closest point.
BS 5837 :1991 -Trees in Relation to Construction recommends that a minimum safe distance of 8m should be observed and consequently the development proposals are acceptable in this respect. However, to ensure the successful retention of this tree the applicant should be required to produce for approval protective fence details in accordance with the same BS.

ROBERT PETROW
Consultant Landscape Architect

RP

To:
Neil Etherington
Senior Arboricultural Officer

28 MAR 2001

From: George Allpress

Date: 27 March 2001

Application Number: F/2001/3592

Proposal: Proposed two storey side extension to dwelling..

Site Address:
8, St. Helier Close, , Wokingham.

Applicant:
Mr & Mrs C Lock C/O R G Butler & Associates.

3

Your observations are required in respect of this application within **7 days** of the above date.

NO TPO

Remove two trees - reason impact on oak tree - spreading crown

PL
PO
D
A
CC
COP

R-11/4

5 St Helier Close
Wokingham
Berks
RG41 2HA

6 April 2001

Wokingham District Council
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End Wokingham RG40 1WR

Your reference: George Allpress
F/2001/3592

Dear Mr Mitchell,

Application Number: F/2001/3592

Site Address: 8 St Helier Close Wokingham

Thank you for you letter of 27 March in which you invited comment on the above referenced planning application.

My wife and I have no objection on either amenity or aesthetic grounds to the proposed development, which may take place directly across the road from our home.

Yours sincerely

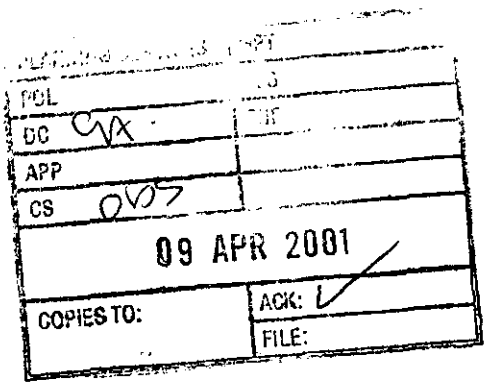
R T ROBINSON

PLANNING SERVICES
POL GA | TLS
DC | ENF
APP Obs |
GS |
09 APR 2001
COPIES TO: | ACK: ✓
FILE:

Telephone No. 0118 9781607
Fax no. 0118 989 0372
e-mail facw@cwcom.net

7 St Helier Close,
Wokingham,
Berks.
RG41 2HA.

Mr John Mitchell,
Development Control Manager,
Environment Services Department,
Wokingham District Council,
PO Box 157
Shute End,
Wokingham,
Berks. RG40 1WR



5 April 2001

Dear Mr Mitchell,

Planning application F/2001/3592.
Proposed two storey side extension to 8 St Helier Close, Wokingham

I wish to register an objection to the proposal on the following grounds:

- The enlarged house would be too big for the road and dominate the lower end of the close.
- Even if the tall fir hedge was retained the extension would still impinge on the view from my lounge and dining room
- The extension will make the front aspect of the house lopsided; the front entrance will not be in the centre of the front elevation.

I would suggest that a much less obtrusive proposal would be for the additional rooms to be at first floor level above the earlier extension, which added a utility room and a double garage to the East End of the property. This would have the advantage that the extra accommodation could be added without increasing the ground area occupied by the dwelling.

In the event that Planning permission is granted, despite this objection, could I please be assured that the tall fir hedge is retained as this gives an infinitely better outlook than the end of a red brick building.

Yours faithfully,

FAC Williams.

Rec'd PM 3.4.01

Tel. 0118 9782213

4 St. Helier Close,
Wokingham,
Berkshire,
RG41 2HA

3 APR 2001

GA
CS OBS
04 APR 2001
COPIES TO:
ACK:
FILE:

Your Reference
GEORGE ALLPRESS
F/2001/3592

EXTENSION TO No 8 SAINT HELIER CLOSE

Dear Sir

Situated as we are at No 4 St Helier Close the view from all of our front windows is detrimental by No 8

My wife and I feel that the proposed extension will be out of character in the area, and be detrimental. The proposal does not sit well with the rest of the house, resulting in a scrappy appearance why is the frontage set back? This results in a broken roof line

Having had dealings with Mr Butler we respect his abilities, and cannot think what constraints resulted in this plan.

We shall also miss the mature ornamental trees that will have to be uprooted.

Yours faithfully

IAN A. FORBES

8. St Helier Close

please provide 6 copies of the other side elevation. Send to officer Mr G Allpress.

(extension juts out from rear existing dwelling)

With Compliments

F/2001/3592

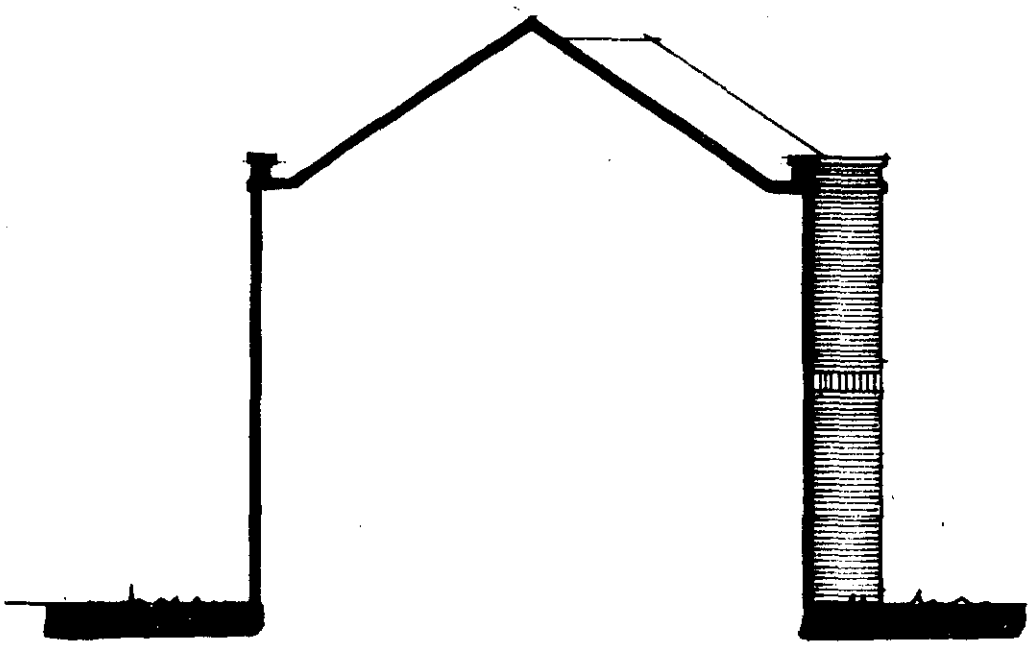
WOKINGHAM DISTRICT COUNCIL

[illegible]	HFT
[illegible]	FLS
DC	[illegible]
[illegible]	
CC	

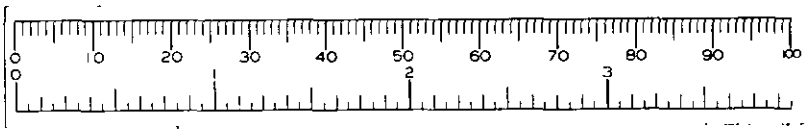
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

04 APR 2001

COPIES TO:	ACK:
	FILE:



SECTION / ELEVATION.



41989
PU
FCS
UC GA
APP
CS
04 APR 2001
COPIES TO:
ACK:
FILE:

ROUND OAK HOUSE
8 ST. HELIER CLOSE . WOKINGHAM.

scale 1:100.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3592 relates.

Address of site 8 ST. HELIER CLOSE
WOKINGHAM

Signed

Date 4/4/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 27 March 2001

Application Number: F/2001/3592

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
8, St. Helier Close, , Wokingham.

Applicant:
Mr & Mrs C Lock C/O R G Butler & Associates.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 8962361.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAR 2001
Officer: GA.	Application No. F/2001/3592

Map No. 8.3.. Site ..Q..11.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 8 ST HELIER CLOSE

Parish: WOKINGHAM Ward: EVENDONS
27.03.01

Applicant: MR & MRS LOCK

Fee Received 95-00 (2) 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			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation	request with SW	
6	Floor plans		27.03.01	
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 : 27.03.01. 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:

..... not pre-apps .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

1305A

Environmental Services

For office use only.
Application number: 16.MAR.001 3592

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 C. LOCK 8 ST HELIER CLOSE WOKINGHAM
2	Agent's Name Address and postcode Phone number	R.G. BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040
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	8 ST. HELIER CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension About the application	2 STOREY SIDE 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	FACING BRICKS AND 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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 Mr & Mrs C. Lock

Date 15-03-01

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

ADDRESS 8 St Helier Close PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/9/58	Motion	Res Dev Sup by 0/5/60	12/6/58	C/A
0/5/60	do	Res Dev	10/3/60	C/A
8/20/60	H G Adams	Erect 10 det houses	11/5/60	App
97/66657/F	Mr. + Mrs. Lock	S/St. S. Exct +		
		Demo. of Garage	5/1/98	C/A
FP98/7251	"	S/St/S Exct.	17/2/98	App

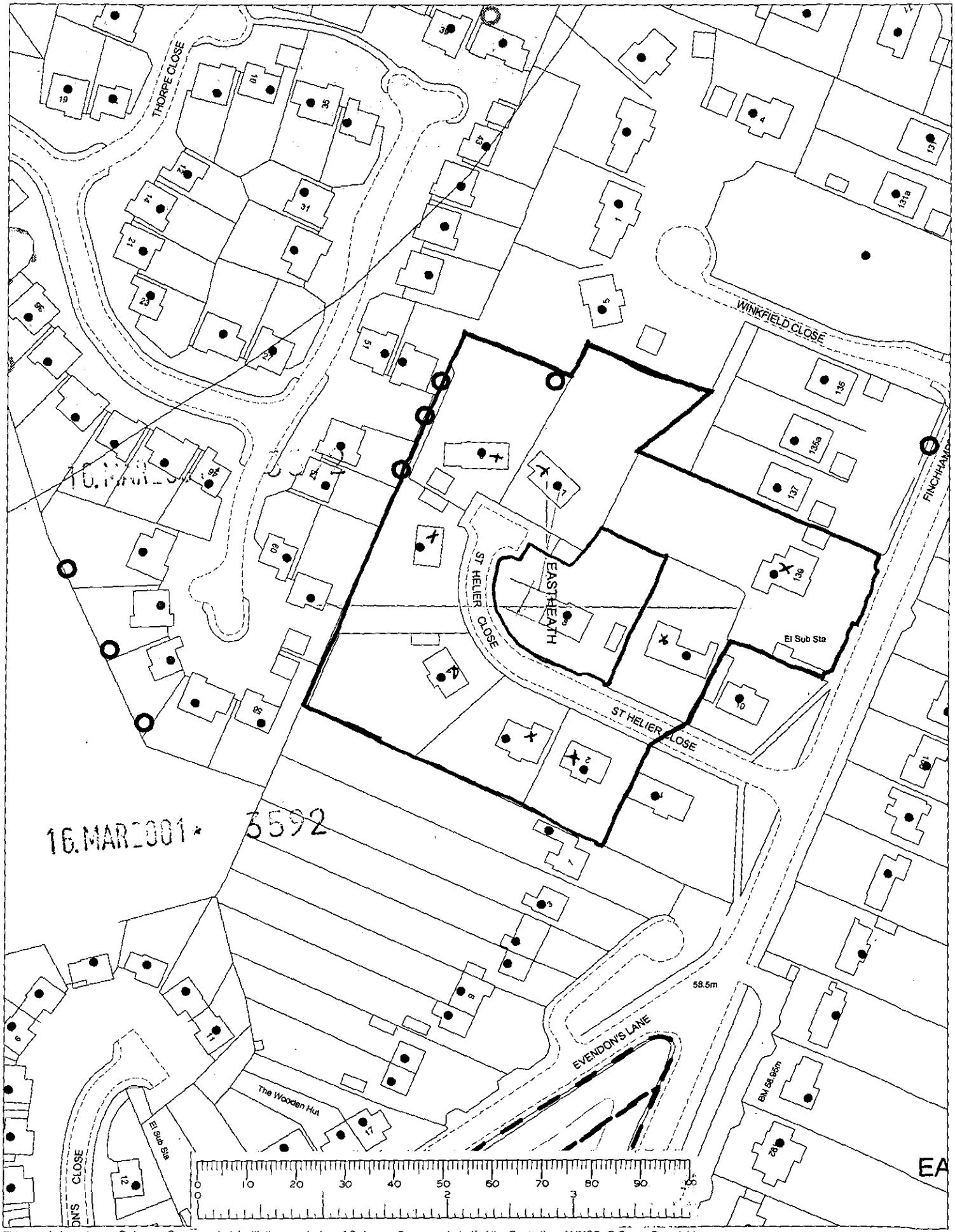
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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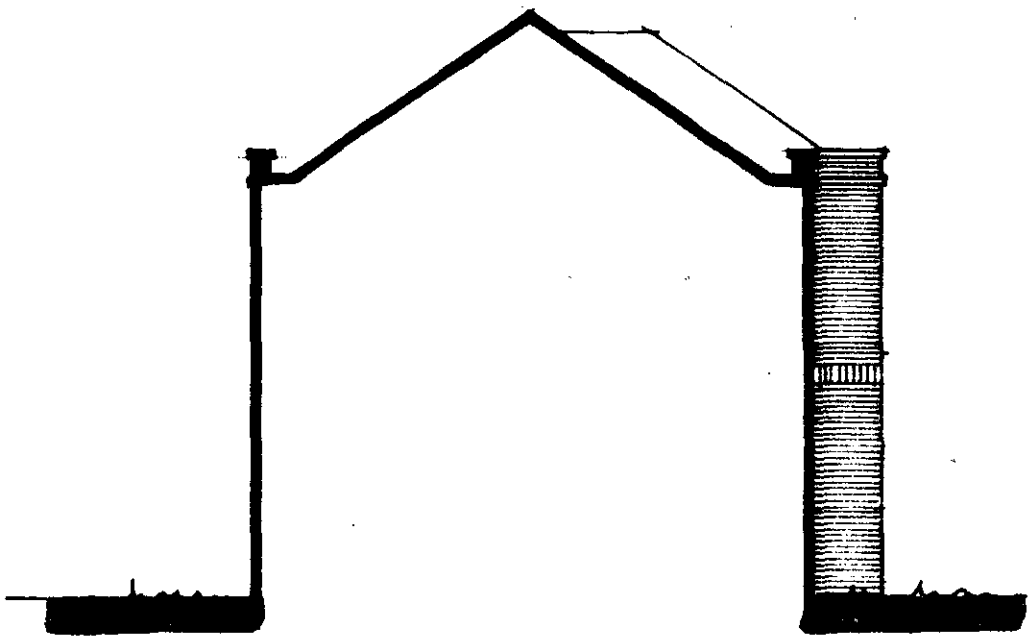
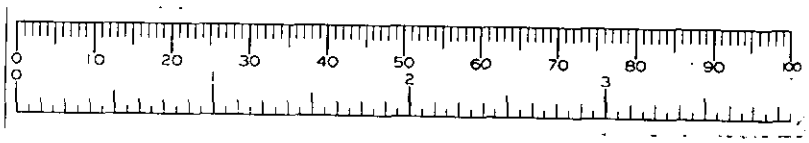
Development Control Section, Environmental Services, Wokingham District Council.

20 March 2001 Scale: 1 : 1250



SECTION / ELEVATION.



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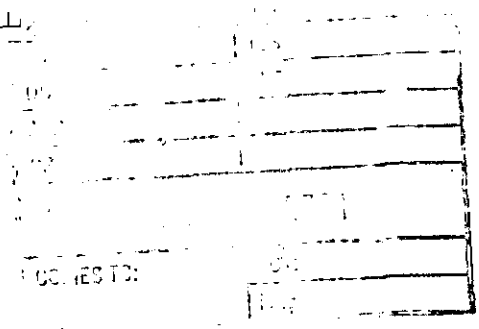
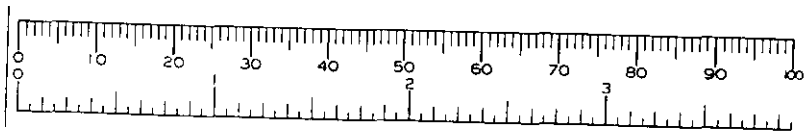
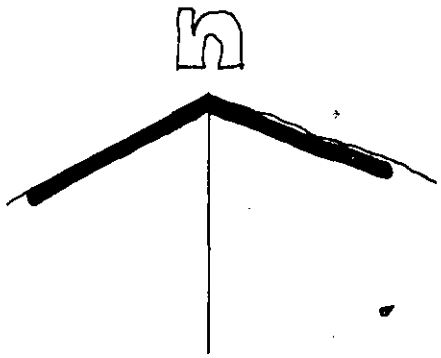
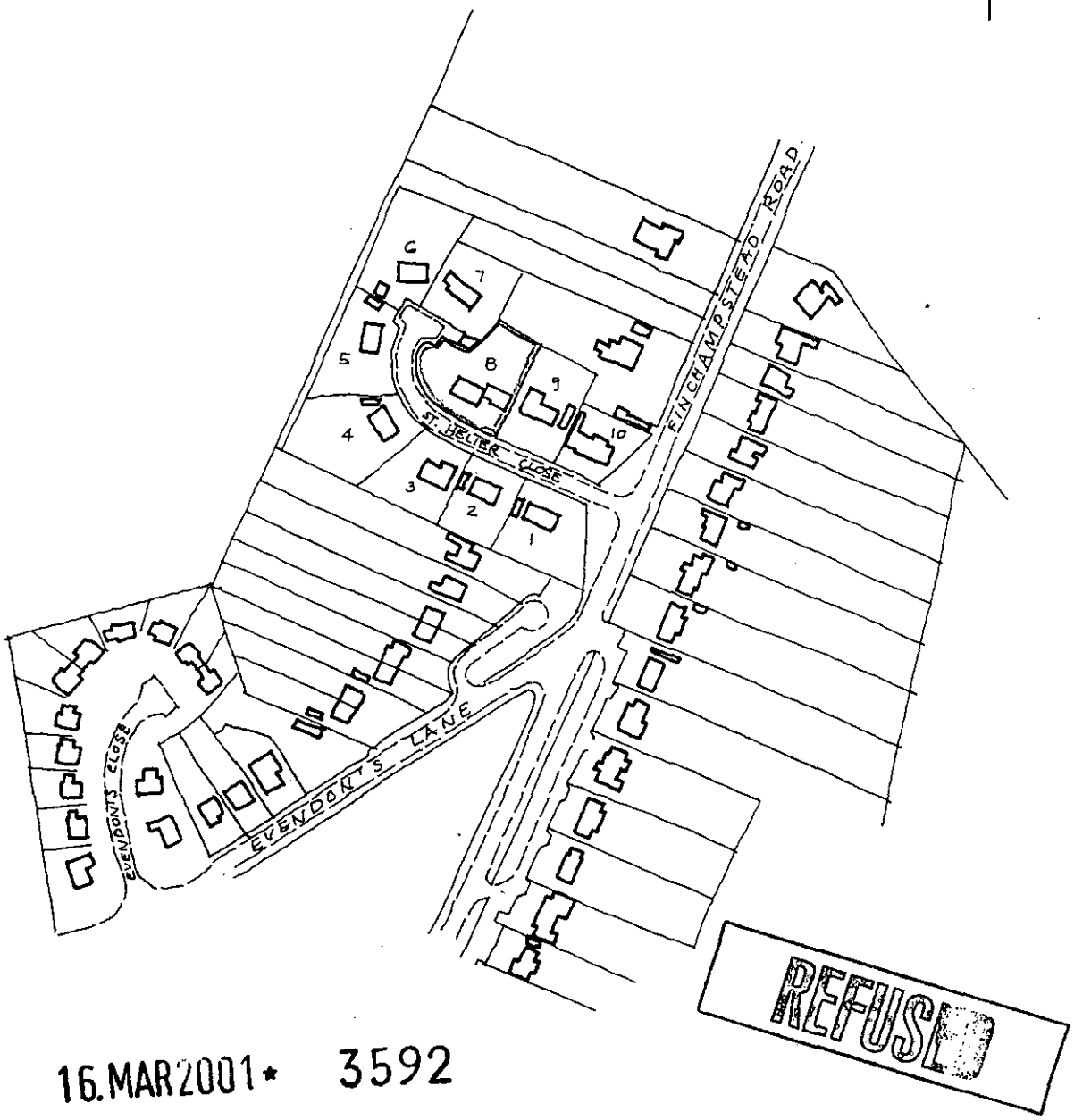


ROUND OAK HOUSE
8 ST. HELIER CLOSE . WOKINGHAM.
scale 1:100.







REFUSED

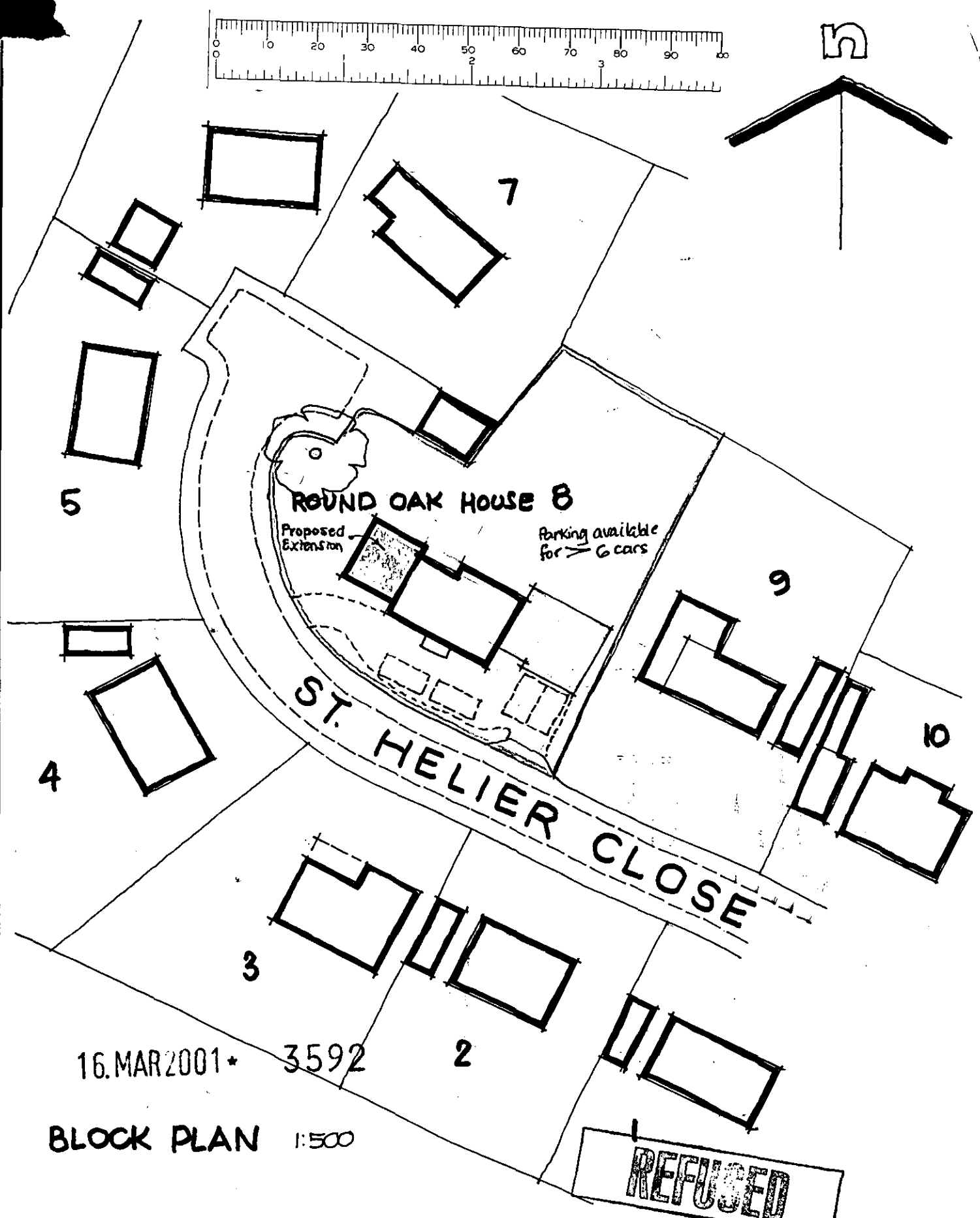
16.MAR2001* 3592

LOCATION PLAN 1:2500.

ROUND OAK HOUSE
8 ST. HELIER CLOSE
WOKINGHAM.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL
READING RG10 9QT.

date. Oct 97. drg no. 495/1



16.MAR2001 * 3592

BLOCK PLAN 1:500

REFUSED

ROUND OAK HOUSE
8 ST. HELIER CLOSE
WOKINGHAM.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL
READING RG10 9QT.

date oct 97. drg no. 495/2