APPLICATION NO:
F/2000/1674 ✓

LOCATION:
26 Woosehill Lane, Wokingham.

APPLICANT:
Mr & Mrs Grattidge

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**
28 day exp: 13/07/2000.
APPLICATION WILL HAVE EXPIRED ON:
02/08/2000
Encroachment served 2/6 - 21 day exp. 12/7

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Grattidge
26 Woosehill Lane
Wokingham
Berkshire
RG412TS

Application Number: ***F/2000/1674***

Parish: **WOKINGHAM**

Location: **26, Woosehill Lane, Wokingham.**

Proposal: **Proposed two storey rear 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The ensuite window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/07/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1674	NB
BUILDING CONTROL NUMBER	BR 2000/0964 Part	
APPLICANT/~~AGENT~~	Mr + Mrs Gratridge	
ADDRESS OF SITE	26 Woosehill Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	478/02A	478/02
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/8/00	

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 : Natalie Brown

Application Number : F/2000/1674

Applicant : Mr & Mrs Grattidge .

Location : 26, Woosehill Lane, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7/2000 .

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 :

WOK TC:- no objections (12/7).

Neighbours/SN:- none received

Planning Issues : (D'd Sett).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2.

Encroachment notice served 21/6 - exp 12/7; no objections received.

Application Number: F/2000/1674

Appraisal :

- Development: of 1st floor & S.S rear extns forming family room, dining room & bedroom with en-suite. (NB there will be no increase in the Nº beds as existing - bedroom to become landing ∴ 3 beds in total).
The part of the extn will be the width of the dwelling - 5.8m & project app 3.2m into the rear garden. It would be 4.9m to eaves & 7.9m (0.3m below the main ridge height) - with a hipped roof. There would be an additional S.S rear extn forming an extra part of the lounge 3m wide, 2.3m beyond the main extn, hipped roof (to match the main extn) 2.2m to eaves & 3.3m to the ridge.
The extn would be along the boundary with Nº 28 (Not received) - there is a rear extn to Nº 28 along the boundary also. The main part of the extn (not extn to lounge) would be alive with the rear b'line of Nº 28. There is a 2s rear extn - with a rear dormer forming the room in the first floor (NB: Nºs 22 + 24 have similar extns matching Nº 28).

① Impact upon neighbouring properties.
The rear extn & dormer at Nº 28 extends 3.2m from the rear b'line. It is therefore considered that the proposed d'mer at Nº 26 would have no adverse detrimental impacts through overlooking, overbearing, overshadowing. The roof through above the height of the dormer at Nº 28 would be hipped facing the massing away. It is considered that the S.S. rear extn to be beyond the rear b'line of Nº 28 would have no detrimental impacts. (No objections have received) Nº 26 is 3m from Nº 24 - so the proposed 2s rear element of the extn would bring the 2s rear b'lines of the dwellings in line.

② Impact upon the streetscene
Nºs 22, 24 + 28 already have 2s rear extns with dormer windows - so there is no concern over a 2s extn at Nº 26. The design of the extn at Nº 26 would not be in keeping with 22, 24 + 28 - but this does not warrant a refusal.
materials would match existing ∴ no detrimental impact upon the streetscene.

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

Application Number F/2000/1674
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC20	SR24	ENSUITE
			REAR ELEVATION.

John Mercer
14/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 26 Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2000/1674

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - hedging - access to driveway.

2. DESCRIPTION OF SURROUNDINGS
Mixed Residential.
mixed semi-D & detached & mixed in design

3. DESCRIPTION OF SITE/BUILDING
Narrow but long rear garden
Garage outside of garden area & at rear of property - (joined to Nos 24 garage)

4. RELATIONSHIP TO ADJOINING PROPERTIES (see plan).
semi-D with Nº 28.
shared dropped crossing/access to front horse with Nº 24 & driveway to garages.

Proposed 2s. element will not be the same design as Nos 22, 24 + 28. but it will not extend beyond existing extn at Nº 28, however the proposed single storey element will.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage plus 2 cars.

LEVELS

BOUNDARY TREATMENT 1.8m fencing with Nº 28.
Picket fencing with shared driveway of Nº 24/28.

OTHERS

NB Nº 28 has an extn protruding 3.4m into rear garden along the boundary. Pitched from GH S.S to 1st floor.

Dormer



extn Nº 28

Nº 24 and Nº 22 have a similar rear extn to Nº 28

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JUN 2000	Map No. 75A Site 005
Officer: NAB / Application No. F/2000/1674	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 26 WOOSEHILL LANE

Parish: WOKINGHAM Ward: Evendons. 14.6.2000

Applicant: MR/MRS GRATTIDGE

Fee Received 95-00 (12) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	encroach mon? party wall		21/6.
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

Encroachment. ✓

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:

.....
.....
.....

NEIGHBOURS:

S/N+ 24, 28, 17, 19, 21 Woosehill Lane
27, 29 Evergreen Way

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
A+R	
CS	
COPIES TO:	ACK
	FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1674

Proposal: Proposed two storey rear extension to dwelling.

Site Address: 26 Woosehill Lane, Wokingham.

Applicant: Mr & Mrs Grattidge

Your observations are required in respect of this application by **09/07/2000**

No objection

SIGNED: _____ **DATE:** 11/07/00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1674

Proposal:
Proposed two storey rear extension to dwelling.

Location:
26, Woosehill Lane, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1674

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/2000/1674
26, Woosehill Lane, , Wokingham.
Proposed two storey rear 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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1674**
26, Woosehill Lane, , Wokingham.
Proposed two storey rear 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:

Date: **14 June 2000**

My ref: F/2000/1674

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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Application Number: F/2000/1674
26, Woosehill Lane, , Wokingham.
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If you have any questions please do not hesitate to contact **Natalie Brown** *on .*

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1674**
26, Woosehill Lane, , Wokingham.
Proposed two storey rear 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:

Date: **14 June 2000**

My ref: F/2000/1674

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/2000/1674
26, Woosehill Lane, , Wokingham.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1674**
26, Woosehill Lane, , Wokingham.
Proposed two storey rear 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**********

1789/a

SECTION 66 CERTIFICATE

Application No. F/2000/1674

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR + MRS A JOHNSON	28 WOOSEHILL LANE WOKINGHAM	21-6-00

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date . . . 21 - 6 - 90 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 26 WOODHILL LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7868 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2604		SEWER CONNECTION	29.9.69	APP
TP81 2822		GARAGE	11.5.99	APP
TP395	MR HOLLOWAY	STORAGE SHED		APP
96/64544/F				PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

By hand 5/6/00

1959/a

07. JUN. 2000 WOKINGHAM DISTRICT COUNCIL 1674

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS GRATTIDGE
	ADDRESS	26 WOODSEHILL LANE
		WOKINGHAM
	POST CODE	RG41 2TS Tel. No. 9780444
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	26 WOODSEHILL LANE WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GROUND & FIRST FLOOR REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — RED FACE BRICKWORK TO MATCH EXISTING; PLAIN CLAY TILING TO ROOF TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

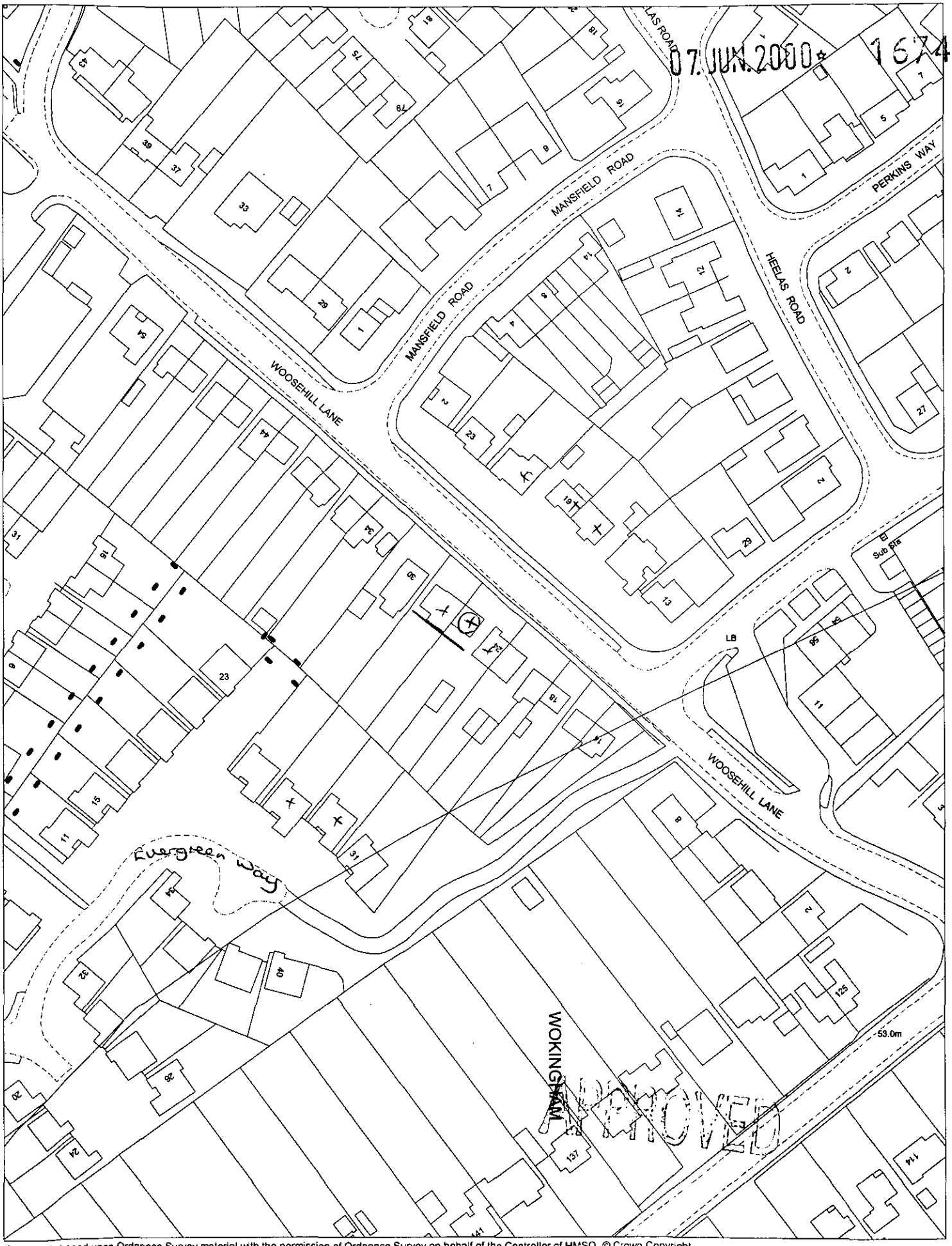
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 4-6-2000



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

N
W E
S