SOUTHPORT
LONDON OFI

SYSTEMS LTD

APPLICATION NO:
F/2000/0288

LOCATION:
28 Quartz Close Wokingham.

APPLICANT:
Mr & Mrs M Hardman C/O John G Robertson

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Hardman
C/O John G Robertson
18 Birch Grove
Hook
Hants
RG27 9RD

Application Number: F/2000/0288

Parish: **WOKINGHAM**

Location: **28, Quartz 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 **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 works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the 1st floor side elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 18 February 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.

To:
Highways

From: Bhavash Vashi

Date: 13 January 2000

Application Number: F/2000/0288

Proposal: Proposed two storey side extension to dwelling..

Site Address:
28, Quartz Close, .

Applicant:
Mr & Mrs M Hardman C/O John G Robertson.

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

CONDITIONAL APPROVAL

Sc 23 - PARKING & GARAGING (SR 06)

N.S. Trotter

20-1-00

25259

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

27

COPIES TO:

Case officer: Bhavash Vashi

Application Number: F2000/0288

Proposal: Proposed two storey side extension to dwelling

Site Address: 28 Quartz Close

Applicant: Mr & Mrs M Hardman C/O John G Robertson

Your observations are required in respect of this application by **06/02/2000**

Objections:

Shear height, size, design and position will be overbearing on the neighbouring property

SIGNED: _____ **DATE:** 27/1/2000

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/0288

Proposal:

Proposed two storey side extension to dwelling.

Location:

28 Quartz Close .

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. 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

Tel: (0118) 974 6480

Date: 7/2/00

My ref: F/2000/0288

CONFIDENTIAL

Councillor D 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/2000/0288
28 Quartz Close .
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Bhavash Vashi on **(0118) 974 6480.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/2/00
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Bhavash Vashi** Application Number: **F/2000/0288**
28 Quartz Close Wokingham.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6480

Date: 7/12/00

My ref: F/2000/0288

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Tel: (0118) 974 6480

Date: 7/2/00

My ref: F/2000/0288

CONFIDENTIAL

Councillor C 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
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Case officer: **Bhavash Vashi** Application Number: **F/2000/0288**
28 Quartz Close Wokingham.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0288

Applicant : Mr & Mrs M Hardman C/O John G Robertson.

Location : 28 Quartz Close .
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 23/1/00

Date Registered : 04/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Highways - No objection.

W.T. Council - Consider height/design will be overbearing

Planning Issues :

Ld. Settlement

1) Impact upon Streetscene

2) " " Adj. Neighbours.

Application Number: F/2000/0288

Appraisal :

1) The proposal involves moving the garage forward to about in line with the front elevation & erecting a room over.

This is a fairly new residential estate & in particular this close has a number of sizes & types of house designs. The garage is to be set back by 1m & set down by 1.5m which will help to reduce the bulk & mass of this dwelling, especially given the sites open frontage.

Whilst the proposal will increase the horizontal mass of the building it is not considered to be so dominant in the streetscene as to warrant refusal.

2) Adj. neighbours will benefit as the new garage will allow a gap of 1m to the side boundary & visually less of the garage will be visible from the rear of the site. The reduced ridge line & sloping nature of the rear roofline will further reduce the loss & impact upon adj. property. There is to be a dormer window to the front & velux's to the rear with no side windows. These will not overlook or lead to any significant loss of privacy to adjoining neighbours.

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

W.T.C. Comments noted. However, felt due to setback & ridge height impact will not be significant as to warrant refusal.

18/2.

Application Number F/2000/0288
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Ins: Works
3	SC08	SR05	Ins. 1st floor side elevation.
4	SC23	SR06	Ins: Parking & Garaging.

RECORD OF SITE VISIT

SITE ADDRESS: 28 Quartz Close Wokingham.

APPLICATION NUMBER: F/2000/0288

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: ~~8/~~ 20/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Res' estate

3. DESCRIPTION OF SITE/BUILDING

2-storey detached dwelling with detached garage to side

4. RELATIONSHIP TO ADJOINING PROPERTIES

Flat

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING ~

LEVELS —

BOUNDARY TREATMENT ~

OTHERS ~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JAN 2000
Officer: BV	Application No. F/2000/0288

Map No. 75 68 Site 005

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: 28 QUARTZ CLOSE

Parish: WOKINGHAM Ward: Evendons. 13·1·2000

Applicant: MR HARDMAN

Fee (10) Received 95-00 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N sufficient .....

John G Robertson BSc (Hons) Arch Dip Arch RIBA ARIAS
Chartered Architect

04 DEC 2000*

0288

Our ref. Hardman/Planning 171299

Telephone 01252-724056
Fax 01252-727071

17th December, 1999.

The Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

Dear Sirs,

Proposed Replacement Garage and Additional Bedroom at 28 Quartz Close, WOKINGHAM.

With reference to the above, please find enclosed 6No copies of my completed application form, 6No copies of my drawings 9938/01A, /02A, /03, /04 & /05 along with my Client's cheque for £95.00 to cover the cost of the application fee.

I trust that you find this application to be valid and look forward to hearing from you in due course.

Yours sincerely,

John G Robertson
Encs.

RECEIVED

~~Telephone + Fax 01256 768640~~
18 Birch Grove · Hook · Hampshire · RG27 9RJ

ADDRESS 28 QUARTZ CLOSE PARISH WOKINGHAM

PLOT No. 172 AREA 8 - WOOSEHILL ORD. SHEET No. SU 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19237	WIMPEY	DET. HOUSE & GARAGE	6.5.83	N/A CIA
BR21533	"	"	25.8.83	APP N/A
20031	"	"	25.8.83	N/A CIA
97/65392/X	Mr & Mrs Hardman	Slot front ex	19.5.97	CIA
FP97/6527	"	"	4.8.97	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

04. DEC. 2000* 0288

1959/a

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 M. HARDMAN
	ADDRESS	28 QUARTZ CLOSE
		WOKINGHAM
		BERKS
	POST CODE	RG41 3TS Tel. No. 0118 978 3802
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	JOHN G. ROBERTSON
	ADDRESS	18 BIRCH GROVE
		HOOK
		HANTS
	POST CODE	RG27 9RS Tel. No. ~~0118~~ 01252 724056
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	28 QUARTZ CLOSE
		WOKINGHAM
		BERKS RG41 3TS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING GARAGE &
		ERECTION OF 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ROOF TILES TO MATCH EXISTING; BRICKWORK 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) ✓
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 John G Robertson ON BEHALF OF MR & MRS. M. HARDMAN

DATE 17th DECEMBER 1999



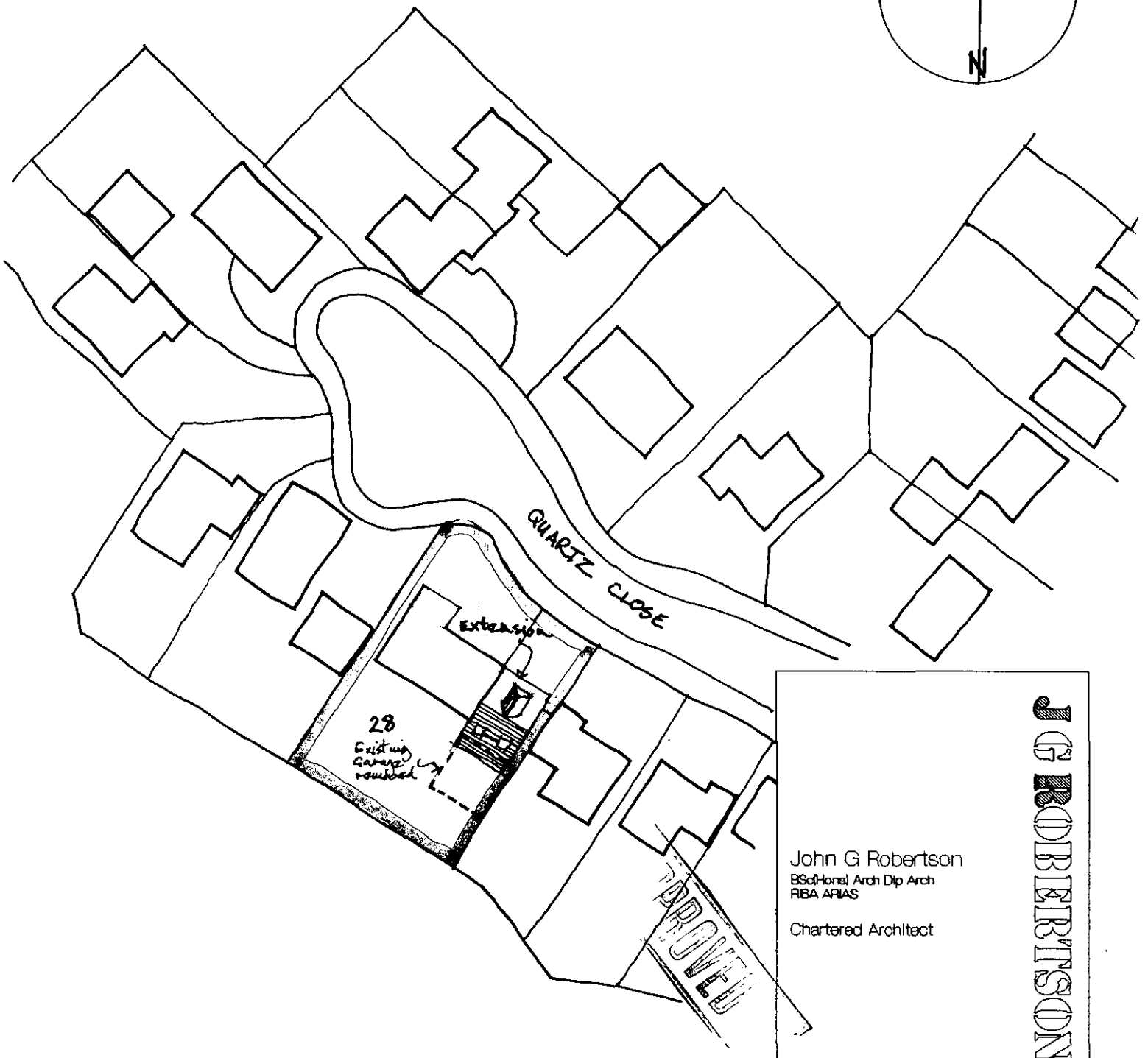
Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 6 January 2000

N W E S

04. DEC. 2000* 0288



J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
18 Birch Grove HOOK
Hampshire RG27 9RJ

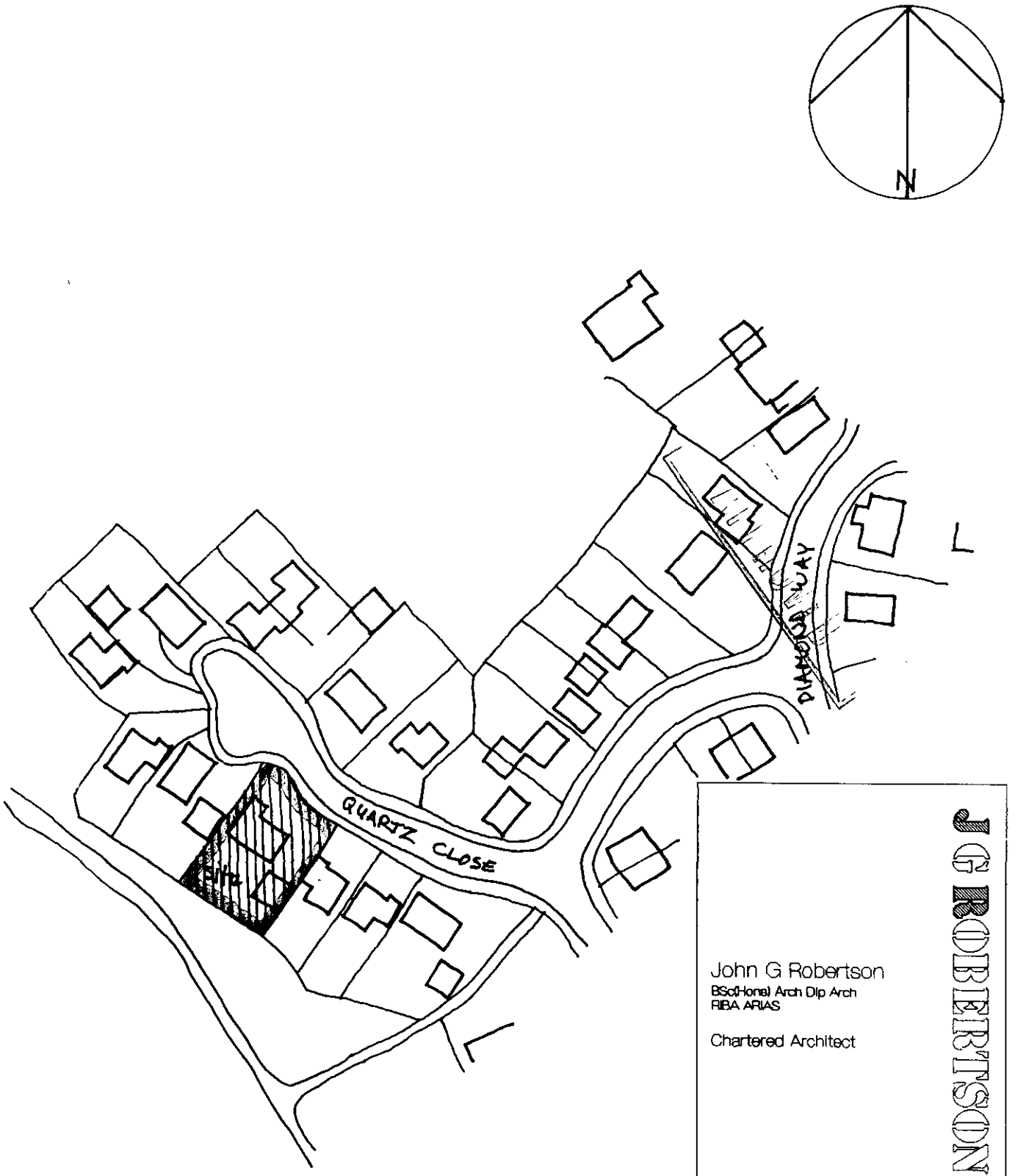
m 10 5 0 10 20 30 m

Scale

Client	Mr & Mrs Hardman
Project	Proposed Extension 28 Quartz Close WOKINGHAM
Title	Block Plan

Date	Dec. '99
Drawn	JGR
Scale	1:500

Drwg. No
9938/03



J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
18 Birch Grove HOOK
Hampshire RG27 9RJ

Client	Mr & Mrs Hardman
Project	Proposed Extension at 28 Quartz Close WOKINGHAM
Title	Site Location

Date	Dec. '99
Drawn	JGR
Scale	1:1000
Drwg. No	9938/04