SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0425

LOCATION:
94 Evendons Lane, Wokingham.

APPLICANT:
Mr R Snook

PROPOSAL:
Proposed restoration of bay window.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **21/03/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Snook
94 Evendons Lane
WOKINGHAM
Berkshire
RG41 4AG

Application Number: F/2000/0425

Parish: **WOKINGHAM**

Location: **94 Evendons Lane, Wokingham**

Proposal: **Proposed restoration of 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.

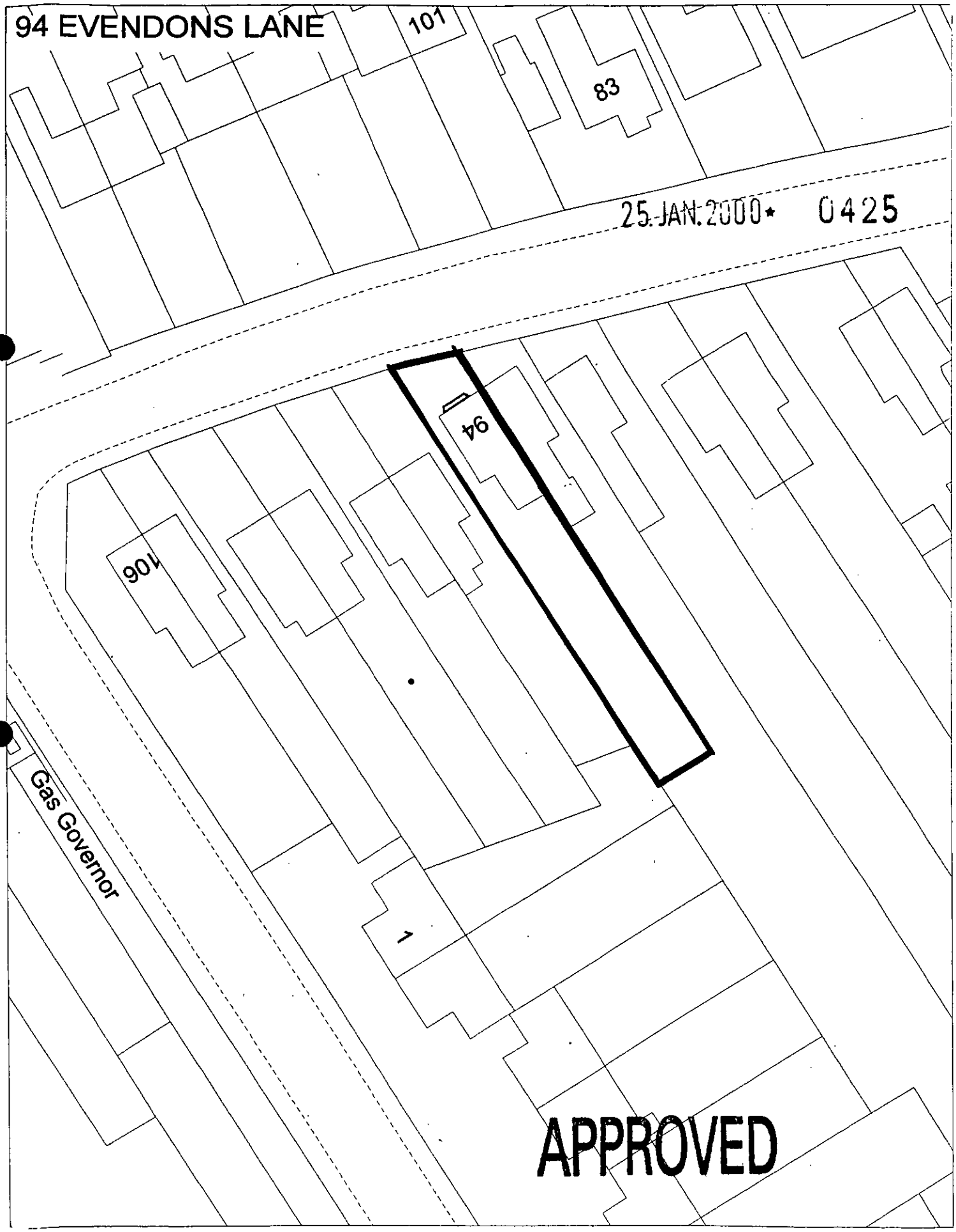
Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 29 March 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.


94 EVENDONS LANE
101
83
25 JAN 2000 0425
94
106
Gas Governor
1
APPROVED
Scale: 1 : 500
N
W
E
S

94 EVENDONS LANE

25.JAN.2000* 0425



Scale: 1 : 1250

Application Number F/2000/0425
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 94 Evendons Lane Wokingham.

APPLICATION NUMBER: F/2000/0425

OFFICER: ~~Bhavash Vashi~~ Andrew Thorley

DATE OF SITE VISIT: 29/02/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential 2 storey terracing/semi detached houses

3. DESCRIPTION OF SITE/BUILDING

An original red brick 2 storey house – render with white pebbledash (2 casement windows inserted at first floor level) Existing hardstanding at front with access onto Evendons Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES No

ACCESS/PARKING Hardstanding at front of property for parking of car

LEVELS No change

BOUNDARY TREATMENT None between 94 + 92, 94 + 96

OTHERS

Tel: (0118) 974 6480

Date: 13th March 2000

My ref: F/2000/0425

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0425
94 , Evendons Lane, , Wokingham.
Proposed restoration of bay window.

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~~ Andrew Thorley 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 23rd March 2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Bhavash Vashi~~ Application Number: F/2000/0425
94 , Evendons Lane, , Wokingham.
Proposed restoration of bay window.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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: 13th March 2000

My ref: F/2000/0425

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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Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: ~~Bhavash Vashi~~ Andrew Thorley Application Number: F/2000/0425
94 , Evendons Lane, , Wokingham.
Proposed restoration of bay window.

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Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

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: 13th March 2000

My ref: F/2000/0425

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

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Proposed restoration of bay window.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

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94 , Evendons Lane, , Wokingham.
Proposed restoration of bay window.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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 Vasbi~~ Andrew Thorley

Application Number : F/2000/0425

Applicant : Mr R Snook .

Location : 94 , Evendons Lane, , Wokingham.
Proposal : Proposed restoration of bay window.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/2/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 29/02/2000

Date Registered : 25/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 21/03/2000

Consultation Responses :

Wokingham Town Council — No Objections
Highway Authority — No Objection.

Planning Issues :

WDLP / WOS2 : within identified settlement boundary
WDLP / WBE1 : local context.
SEALP / SBE1 / SBE2

1. Impact on street scene / visual amenity
2. Impact on amenities of neighbouring properties
3. Highways

Application Number: F/2000/0425

Appraisal :

A) Impact on Streetscene / Visual Amenity

SBE1/SBE2 of SEALP ; WBE1/WDLP

Proposed restoration of bay window at the front of the house, (reinstatement of bay window) - Considered acceptable. No adverse impact on streetscene/visual amenity of area

B) Impact on amenities of neighbouring properties

No 96 to the west - set back behind building line of No 94. [redacted] windows in ground floor will not be overlooked. Due to position and relationship no adverse impact on occupiers of No 96.

No. 92 to the east - set in line with No 94. Retains original bay window at the front, same proportions as the proposed bay.
It is considered that the amenity of the occupiers of this property would not be adversely affected.

C) Highways

The proposal would not affect the highway.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~13 JAN 2000~~ VALID 25 JAN 2000	Map No. ..... Site ..0..03...
Officer: BV / Application No. F/2000/0425	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED RESTORATION OF BAY WINDOW

Location: 94 EVENDONS LANE

Parish: WOKINGHAM Ward: Evendons ✓ 31/01

Applicant: MR R SNOOK

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	No red line ✓	20/1	
2	1:500 block plan showing existing & proposed dev. + adj. Properties		25 JAN 2000	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans 2 x 6	both side elevations ✓	20/1	
6	Floor plans Jonty ✓		25 JAN 2000	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

S.6.2

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31/01/00 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~~ V 31/01

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:

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.....

NEIGHBOURS:

..... S.N. Sufficient .....

.....

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Received by Wokingham District Council

Application No: F/2000/0425

Proposal:
Proposed restoration of bay window.

Location:
94 , Evendons 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)

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 24/02/2000. 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

To:
Highways

From: Bhavash Vashi

Date: 31 January 2000

Application Number: F/2000/0425

Proposal: Proposed restoration of bay window..

Site Address:
94 , Evendons Lane, , Wokingham.

Applicant:
Mr R Snook .

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

No Objection.

9.2.00

94, EVENDONS LANE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
			Erected prior to the Act				
R/104/67.	6995X	18.9.67	Take out defective windows and replace ~~with standard winsows on front elevation~~	28.9.67C			
			PD Enq. Restoration of bay window. 6/8/99 Mr R. Snook				

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
			Combined drainage				

Environmental Services

For office use only.
Application number 25. JAN. 2000* 0425

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	ROBERT SNOOK 94 EVENDONS LANE WOKINGHAM BERKSHIRE RG41 4AG (0118) 9772572
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	RESTORATION OF BAY WINDOW TO TURN OF CENTURY SEMI (REMOVED IN 1967)
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.	RENDERED WALL TO MATCH EXISTING FACIA - TILED ROOF TO MATCH EXISTING ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: R Smith

on behalf of

Date 1.12.99

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

94 EVENDONS LANE

25. JAN. 2000★ 0425



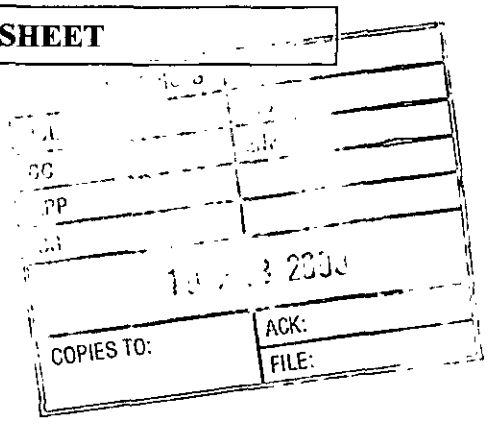
Scale: 1 : 1250

N
W E
S



Scale: 1 : 500

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Bhavash Vashi

Application Number: F/2000/0425

Proposal: Proposed restoration of bay window

Site Address: 94 Evendons Lane, Wokingham

Applicant: Mr R Snook

Your observations are required in respect of this application by **24/02/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 8/2/2000

CLERK TO Wokingham Town Council

94, EVENDONS LANE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
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PLANNING	BUILDING			PLANNING	BUILDING		
			Combined drainage				

94 Evendons Lane
Wokingham
Berkshire
RG41 4AG
22-11-99

25.JAN.2000* 0425

Dear sir/madam

Ref; Restoration of bay window to the above property

In September 1967 an application to remove the bay window from our turn of the century house was received by your office. I would like to restore this feature. I enclose a plan with the relevant planning application, along with payment.

I look forward to hearing from you as soon as possible.

Yours faithfully

Robert Snook

Robert Snook

Environmental Services

For office use only.
Application number: 25 JAN 2000* 0425

Householder planning application form

Please answer all questions in CAPITAL letters.
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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 ☑
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3544 Crystal Mark
Clarity approved by Plain English Campaign

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(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

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- 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: R Simmons on behalf of

Date 1-12-99

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