APPLICATION NO:
F/2002/5749

LOCATION:
71 Evendons Lane, Wokingham.

APPLICANT:
Mr M Stelling

PROPOSAL:
Proposed erection of single storey side and rear extension plus front extension to create porch.

21 day expiry 3/3/02.

EARLIEST DATE FOR DECISION: ~~01/03/2002~~
28 day expiry 26/2/02

APPLICATION WILL HAVE EXPIRED ON:
~~22/03/2002~~ 8/5/02.

CASE OFFICER: **Francis Leo**

APPROVED

No obs

857
D6

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Stelling
71, Evendons Lane
Wokingham
Berkshire
RG414AD

Application Number: F/2002/5749

Parish: **WOKINGHAM**

Location: **71, Evendons Lane, Wokingham.**

Proposal: **Proposed erection of single storey side and rear extension, front extension to create porch, first floor extension within loft space, front dormer and rear first floor window.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at roof level in the side elevation of the extension facing 69 Evendons Lane hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised drawing received by the Local Planning Authority on 8 May 2002 showing reduction in the depth of the extension to 4 metres and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 20/06/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

GAF/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr B D ..... Packham,
73 Evendons Lane
Wokingham
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 1270/

Proposal: Revision to roof of ground floor extension and loft conversion for residential purposes at 73 Evendons Lane, Wokingham, Berks.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON: This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (6)

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON: To ensure that the materials are in keeping with those existing. (11)

3. All the windows in the elevations of the development hereby permitted shall not at any time be glazed other than with plain clear uncoloured glass. Coloured, patterned or tinted glass shall not be used in any external window (except that all toilet and cloakroom windows shall be glazed with uncoloured obscure glass).

   REASON: To help ensure a building of satisfactory external appearance and in the interests of visual amenity. (51)

Date 4th April 1980

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

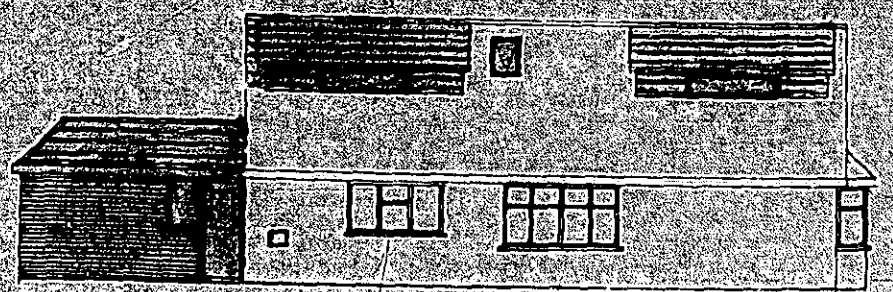
Application 12706 continued

4. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without the prior written permission of the District Planning Authority.

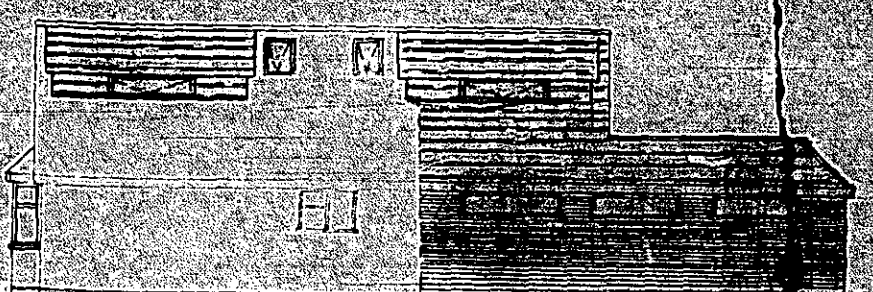
REASON To prevent an overdevelopment of the site and to help safeguard the privacy and visual amenity of the occupiers of adjacent properties. (163)

District Secretary

12706



Side West



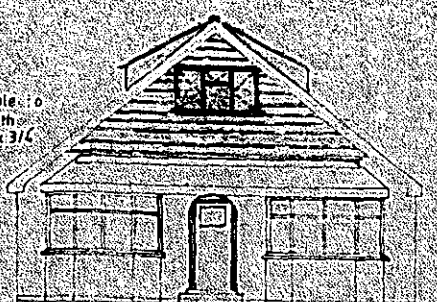
Side East

28' 4½"

Scale of Elevations

One Inch = Eight Feet

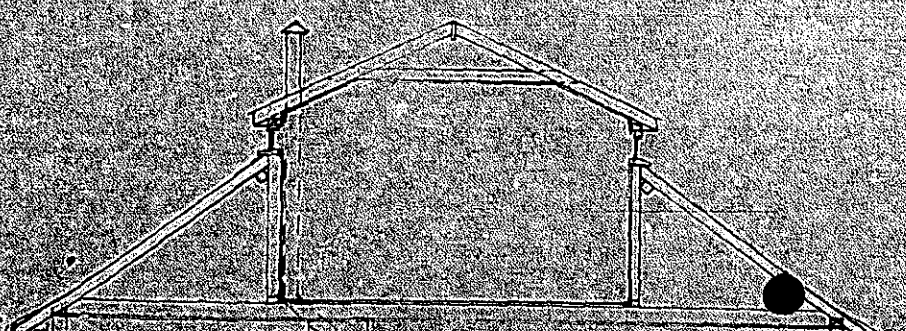
Defective rendering on gable to be removed and replaced with brown concrete tiles on 1" x 3/4" battens and counterbattens over untearable felt and 1" polystyrene sheet insulation

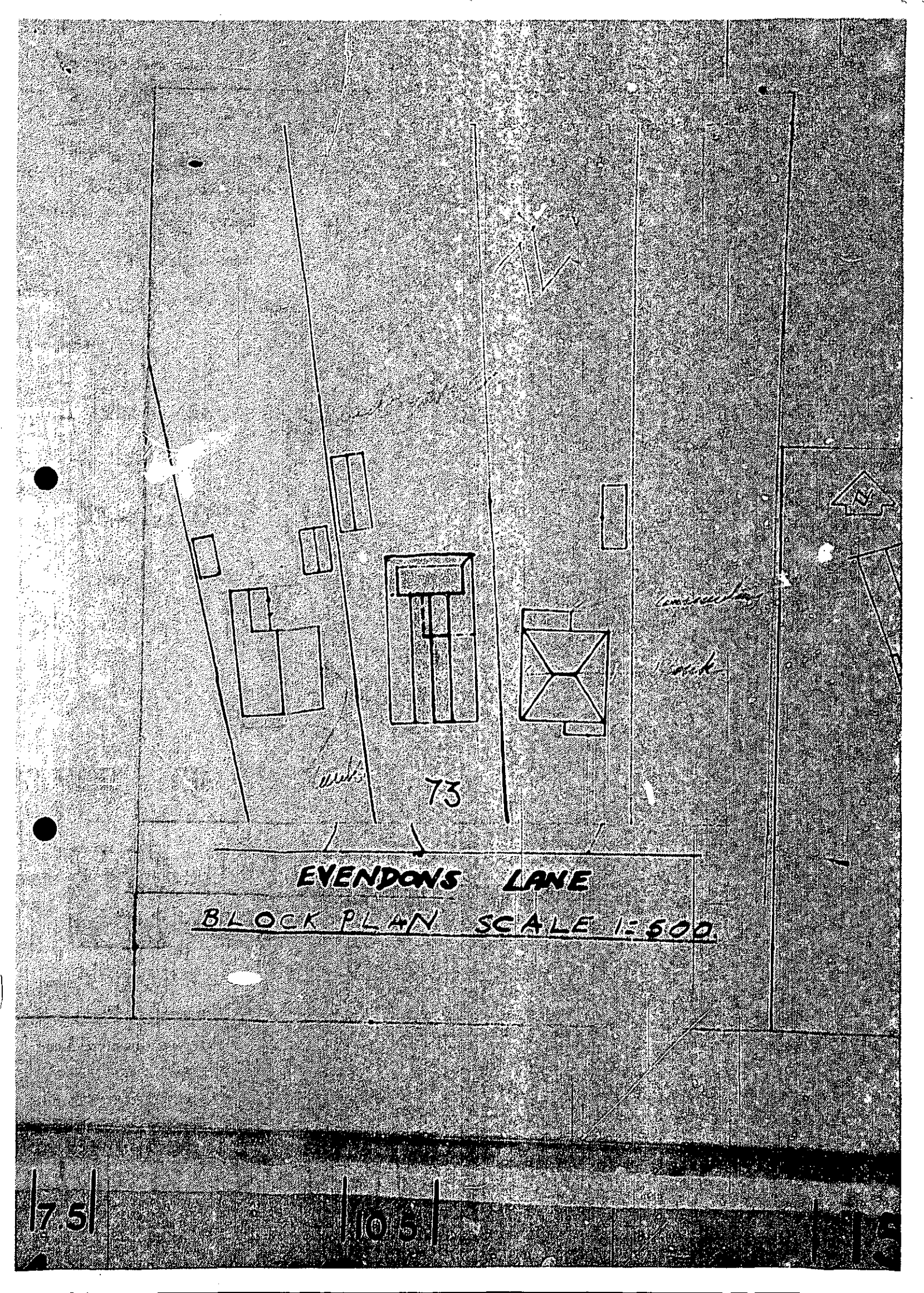


Front - South



Rear - North





BLOCK PLAN SCALE 1:600

5749

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Francis Leo

Application Number: F/2002/5749

Proposal: Proposed erection of single storey side and rear extension, front extension to create porch, first floor extension within loft space, front dormer and first floor rear window

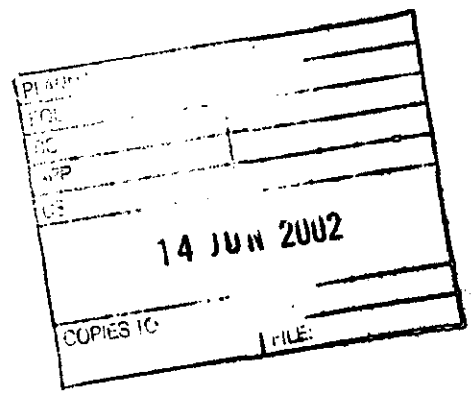
Site Address: 71 Evendons Lane, Wokingham

Applicant: Mr M Stelling

Your observations are required in respect of this application **by 12/06/02**

At its meeting on 28 May 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection to the amendments showing rear extension reduced to 4m, subject to the agreement of the neighbours



SIGNED: _____ **DATE:** 12/06/02

CLERK TO Wokingham Town Council

Tel. 0118 974 6454 (Direct Line)
Email. shaun.andrewartha@wokingham.gov.uk
Fax. 0118 974 6484
Date. 18 September, 2003
My ref. JSA/F/2002/5749
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr S Hetherington
44 Church Hams
Finchampstead
Wokingham
RG40 4XF

Dear Mr Hetherington,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ERECTION OF CAR PORT AT 71 EVENDONS LANE, WOKINGHAM
PLANNING PERMISSION REFERENCE NO F/2002/5749

Thank you for your email dated 3rd September 2003 regarding the above site, to which I refer.

Unfortunately the Council do not pro-actively provide the service you request. The Council process approximately 2,500 planning applications each year and therefore, as you will appreciate, to provide such a service would have immense resource implications. I believe you have a copy of the approved plans and therefore I would suggest you check on site yourself for conformity.

If the plans do not conform with the as built situation feel free to contact me on my direct line above when I will be happy to advise further.

Yours sincerely,

JSA

Shaun Andrewartha
Principal Planning Officer

44 Church Hams
Finchampstead
Wokingham
Berkshire
RG40 4XF
Telephone 0118 973 0702
Fax 0118 973 1448
hetherington44@btinternet.com

RR

PLANNING SERVICES	HPT 7-2-568
POL	TLS
DC	ENF SA
APP	
CS	
05 SEP 2003	
COPIES TO:	ACK:
	FILE:

S. Andrewartha Esq.
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

3 September 2003

Dear Mr Andrewartha

Re 71 Evendons Lane Wokingham Planning Application F/2002/5749

Thank you for your letter dated 2 September concerning the above planning application. Regretfully it does not give me the answer I am looking for and it may well be that you are not the officer I should be addressing my query too.

To be blunt I need a letter from the Council confirming that the extensions as built by Mark Stelling are in conformity with the planning approval. This is what I thought you said to me on Monday.

I do need this letter because if or when I come to sell the property I am sure any reasonable purchaser will require too know that the extension has been built in conformity with this Planning Permission. I already have a letter from Building Control confirming that the works comply with the Building Regulations.

I look forward to hearing from you in the very near future.

Yours sincerely

Stan Hetherington

Stanley M Hetherington

Cc Mark Stelling

Tel. 0118 974 6454 (Direct Line)
Email. shaun.andrewartha@wokingham.gov.uk
Fax. 0118 974 6484
Date. 2 September, 2003
My ref. JSA/F/2002/5749
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr S Hetherington
44 Church Hams
Finchampstead
Wokingham
RG40 4XF

Dear Mr Hetherington,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ERECTION OF CAR PORT AT 71 EVENDONS LANE, WOKINGHAM
PLANNING PERMISSION REFERENCE NO F/2002/5749

Thank you for your email dated 1st September 2003 regarding the above site, to which I refer. Please note that I have not visited the site and therefore cannot comment as to whether the as built situation is in compliance with the approved plans. However I would comment on the issue of the car port discussed at our meeting on the 1st September as follows.

The decision notice quite clearly refers to "***erection of single storey side*** and rear extension plus front extension to create porch" [my emphasis]. Having studied the plans the only single storey side extension is shown on drawing number 703999-02A as being a car port.

It is therefore the Local Planning Authority's contention that providing the car port is built in accordance with drawing number 703999-02A that it is authorised under the above planning permission reference.

I trust this clarifies the situation but should you have any queries please do not hesitate to contact me.

Yours sincerely,

JSA

Shaun Andrewartha
Principal Planning Officer

Shaun Andrewartha

From: Stan Hetherington [Stan@longwood-developments.co.uk]
Sent: 01 September 2003 10:40
To: 'shaun.andrewartha@wokingham.gov.uk'
Cc: 'STELLING,MARK (HP-UnitedKingdom,ex1)'
Subject: 71 Evendons Lane Wokingham

Dear Mr Andrewartha

Further to our discussion this morning I am please to note that Wokingham District Council accept that the extensions built at this property are in compliance with Planning Permission F/2002/5749

As I informed you I am hoping to exchange contracts today and hence it is of great importance that these works are acceptable to you.

If it is possible could you please write to me confirming this fact as this will help me when or if I ever come to sell the property.

My address is 44 Church Hams, Finchampstead, Wokingham RG40 4XF

Many thanks.

Stan Hetherington

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5749	PL
BUILDING CONTROL NUMBER	BN 2002/1375	
APPLICANT/~~AGENT~~	Mr M. Stelling	
ADDRESS OF SITE	71 Everdons Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side & rear ext + front porch first floor ext within loft space front dormer & rear first floor undis	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 22/7/02	rec'd 8/8/02
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/9/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5749

Applicant : Mr M Stelling .

Location : 71, Evendons Lane, , Wokingham.
Proposal : Proposed erection of single storey side and rear extension plus front extension to create porch.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/02

Date Registered : 25/01/2002

Earliest Date for Decision : ~~**01/03/2002**~~ 12.6.02 (revised plans)

Latest Consultation Date/Site Notice Expiry Date : 01/03/2002

This application will have expired on: 22/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highway : approval with conditions

Planning Issues : I'd Sett.

SBE1 SBE2
WOS3 WBE1
ENV

Application Number: F/2002/5749 **Officer : Francis Leo**
71 Evendons Lane, Wokingham

Appraisal :

Development
Proposed erection of single storey rear extension, front extension to create porch, front roof dormer and use of loft space as habitable rooms.

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

Impact upon neighbouring properties
Initially the applicant submitted a rear extension with a depth of 6.75m. On seeking officers advise applicant has revised his drawings, received on 8th May 2002, showing a 4m deep extension plus use of the loft for 2 additional bedrooms including a front dormer and a rear window at first floor level.

The gap between application site and the two adjoining properties to the east and west are approximately 3.5m away on each side. No 73 has a single storey rear extension with a depth of 28'4" approximately 8.5m with 3 high level windows facing application site. The scheme was approved on 14th April 1980 application no.12706. The ~~policy on~~ guidelines extensions has since changed generally allowing only a 3m deep rear extension. In this case because of the extended depth of rear extension to the adjoining property no 73 and the fact that a slightly reduced extension would have no adverse impact upon adjoining property no 69 it was felt that a compromise depth of 4m can be permitted to application site.

No 69 has no windows along the flank wall but there is a patio door at the rear set-in 675mm from the western end. The situation is however identical to the relationship between application site and no 73.

In view of the above it is felt that the proposed single storey would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The proposed elevation is in keeping with the character of the main house and the street scene. The rear elevation would also be similar to no 73 adjoining property to the west. Since the proposal is at the rear and the front of the property would remain the same, with the exception of the proposed front porch and a dormer, as other properties in the street, it is felt the proposal would have no adverse impact upon the character of the area.

Parking: The proposal would create one extra bedroom making four in total requiring 3 parking spaces. The space on the front of the site measures 12m x 10m suitable for parking 3 cars and would fulfil Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5749
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C044	R044	no additional windows at ~~first~~ roof level in side elevation facing 69.

RECORD OF SITE VISIT

SITE ADDRESS: 71 Evendons Lane Wokingham.

APPLICATION NUMBER: F/2002/5749

OFFICER: Francis Leo

DATE OF SITE VISIT: 18/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Odd numbers Chalet type ~~dto~~ bungalows. open plan. Some with Front dormers. and front porches

3. DESCRIPTION OF SITE/BUILDING Chalet Type bungalow. Corner site at the rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

Wide gap bet 71 and 69. and 73 and 71.

No 73. has a long rear extn. *

5. SITE CONSTRAINTS

TREES at rear of garden.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence. on eastern boundary

OTHERS Western side some bushes

* No 73 has a ~~similar~~ 8m deep rear extn

Date: 22 May 2002

To: Case Officer

We have received Revised Description & Plans for the following planning application:

Application Number: F/2002/5749

Location: 71, Evendons Lane, Wokingham.

Proposal: Proposed erection of single storey side and rear extension, front extension to create porch, first floor extension within loft space, front dormer and rear first floor window.

Applicant: Mr M Stelling .

Case Officer: Francis Leo

The new plans show the following: Proposed rear extension reduced to 4m. Also see revised description.

Comments are required by 12/06/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5749 (Planaps) / (Ludhouse) Date Rec. 8 May 02

Location: 71 Evendons Lane, Wokingham.

Parish

Applicant: Mr M. Stelling.

Description of attached plans: Proposed rear extension reduced to 4m. Proposal of first floor extension within loft space " front dormer and rear 1st floor windows

Drawing No's: 703999 – 02B, 03T, 04,

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Yes. 12 JUNE

Date for Responses Wed 5 June

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice (Y) / N

New Description

CASE OFFICER J.F.Lee.

Consultations Sent by Admin. on 22.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

REFERENCE 71 EVENDONS LANE

54063

1789/a

SECTION 66 CERTIFICATE

FL | ENF

08 MAR 2002

COPIES TO | ACK | FILE

Application No.

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

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.

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

OR

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.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
MRS ENGLAND	69 EVENDONS LANE WOKINGHAM	10/02/02

OR

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

(b) Insert description of steps taken.

- 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:

N/(b) .....

.....

(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).

- 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 . . . . . MARK STERLING

Date . . . 5/3/02 . . . . . .

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

12/45 PM.
21/2/02

REF NO F/2002/5749

71 Evedons Lane.

	53428
DC FL	19/2/02
APP	
CS	
21 FEB 2002	
COPIES TO	

ATTENTION: FRANCIS LEO.

PLEASE FIND ENCLOSED COPY OF PLANNED DRIVEWAY, ALSO COPY OF FORM 66.

SECTION 1 HAS BEEN SERVED ON NUMBER 69 AS THE CAR PORT MAY ENCROACH BY 2 INCHES MAX.

ALSO THE RED PLANNING APPLICATION HAS BEEN VISIBLE AT THE FRONT OF THE PROPERTY SINCE SUNDAY 10TH FEB.

PLEASE CALL ON WORK 01344 368759 OR MOBILE 07979 703999 IF I CAN HELP FURTHER

REGARDS

P.S. SORRY FOR DELAY IN RETURNING FORMS

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

Tel: 0118 974 6502

Date: **05 February 2002**

My ref: F/2002/5749

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5749
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5749**
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: 0118 974 6502

Date: **05 February 2002**

My ref: F/2002/5749

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5749
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.

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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5749**
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **05 February 2002**

My ref: F/2002/5749

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5749
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5749**
71, Evendons Lane, , Wokingham.
Proposed erection of single storey side and rear extension plus front extension to create porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 05 February 2002

Application Number: F/2002/5749

Proposal: Proposed erection of single storey side and rear extension plus front extension to create porch.

Parish: WOKINGHAM TOWN

Site Address:
71, Evendons Lane, , Wokingham.

Applicant:
Mr M Stelling .

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).

C122, R122 ,

Signed: _____ **Print name:** ADAM 6/2/02

No

HISTORY.

Application Number : F/2002/5749	Map No : 83
Case Officer : FL	Site Area : 0.12
Valid Date : 25/01/02	Received Date: 25/01/2002

Level : Delegated Application

Description : Proposed erection of single storey side and rear extension plus front extension to create porch.

Location : 71, Evendons Lane, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr M Stelling .

Fee Required: £95 Fee Received: £95 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~INCORRECT~~		
BLOCK PLANS	Parking layout	5/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT.	5/02	
OTHER			

Is the site *in a Conservation Area*: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map
+ address within red line ✓

OTHERS

No pre-apps

Environmental Services

For office use only.
Application number 25.JAN.2002* 5749

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	MARK STERLING 30. MANOR ROAD WOKINGHAM BERKSHIRE. RG 41 4AH 01189 890609
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.	71 EVENDON LANE WOKINGHAM 703999 - 03
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION & 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	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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: [signature]

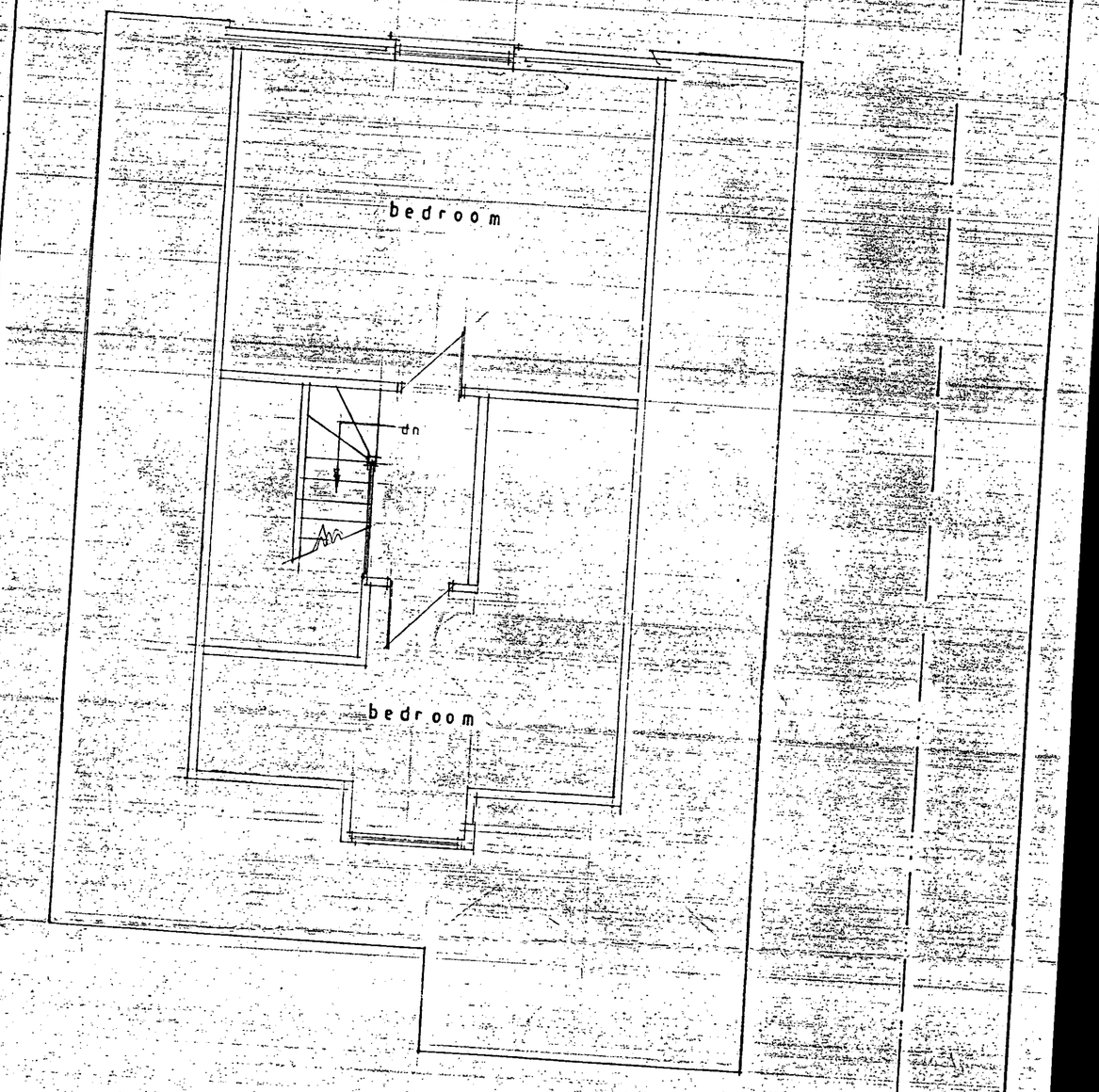
on behalf of

Date 22-01-02

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

703999 - 04

Proposed First Floor



boundary

71 Evendons Lane, Wokingham.

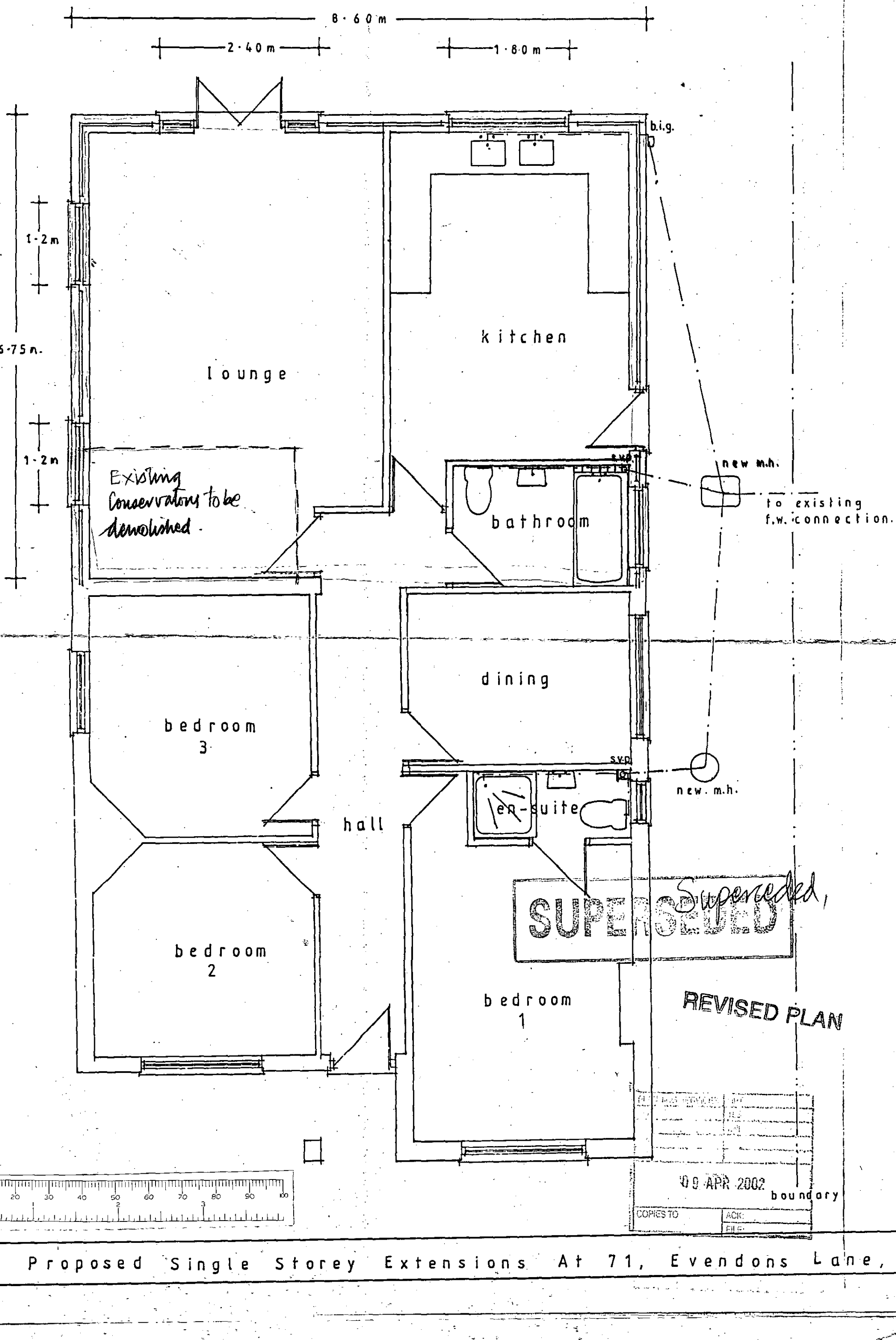
1:50

5749

APPROVED

REVISED PLAN
5749
8th Mar 2002

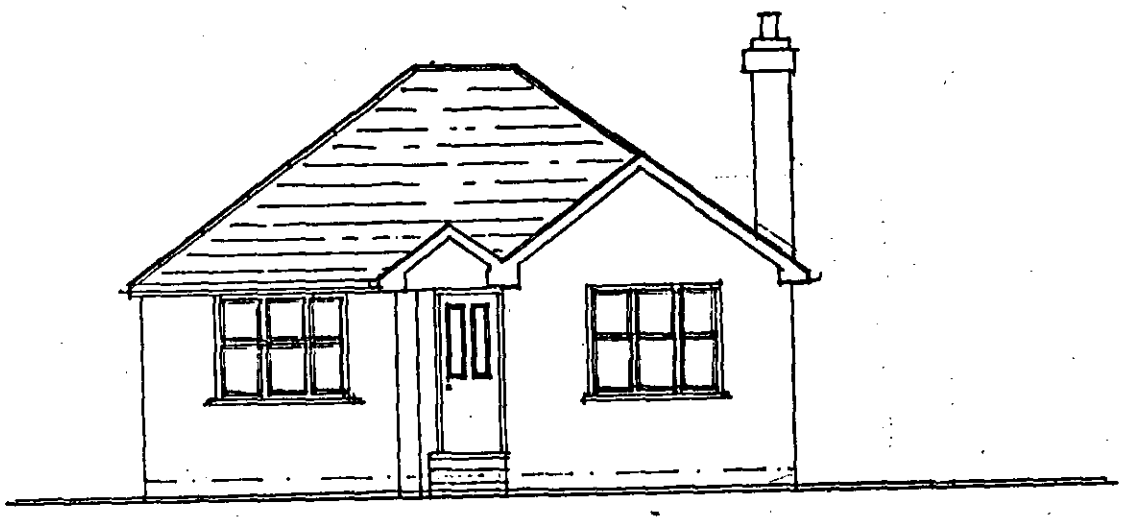
Proposed Floor Layout.



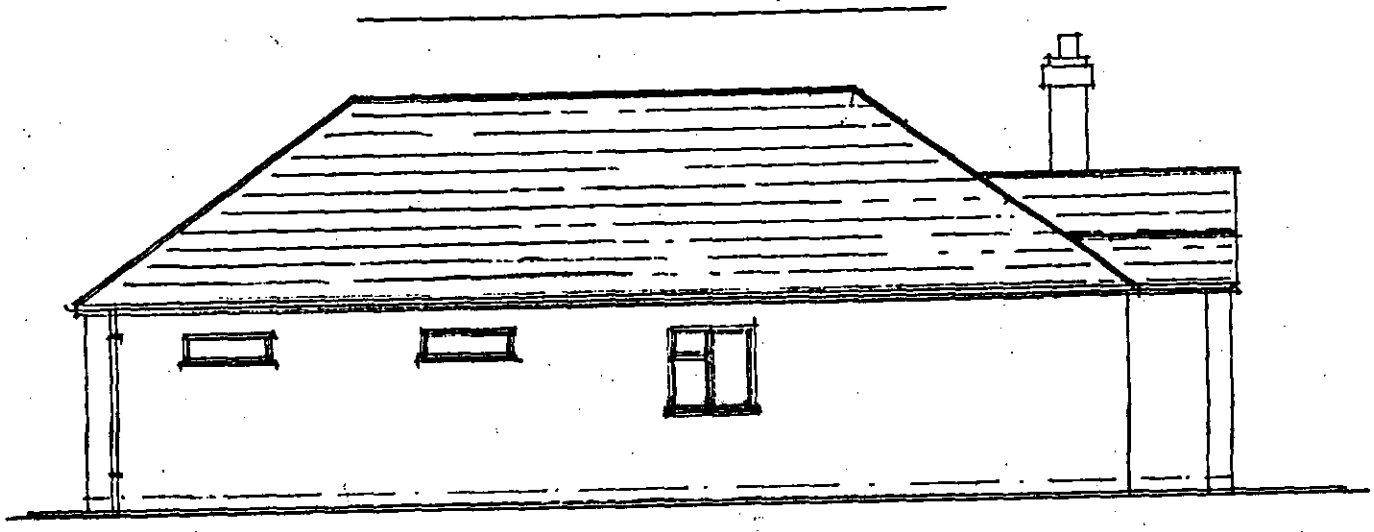
Proposed Single Storey Extensions At 71, Evendons Lane,

703999 - 02. β

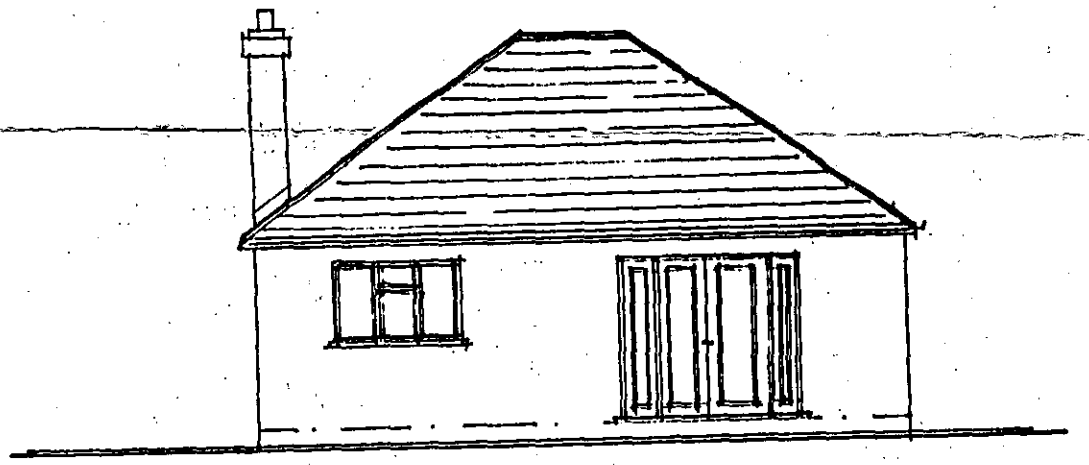
Front Elevation.



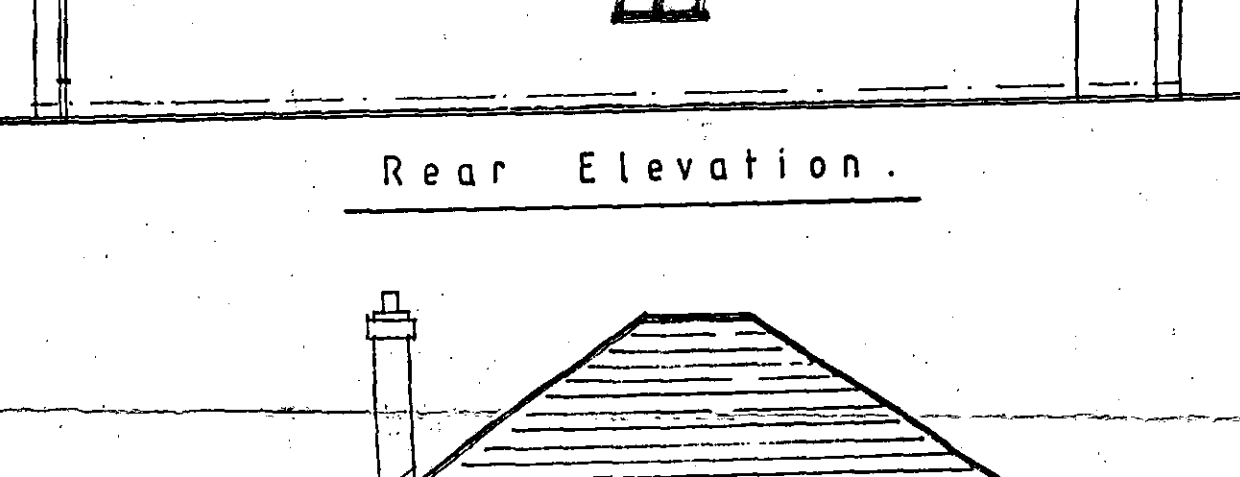
Side Elevation.



Rear Elevation.



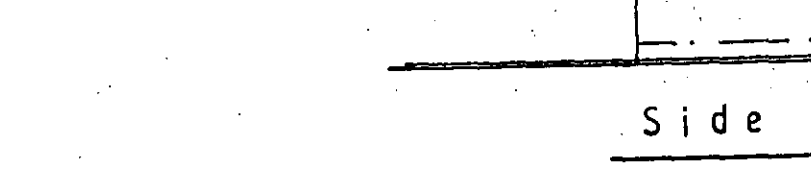
Side Elevation.



SUPERSEDED

REVISED PLAN

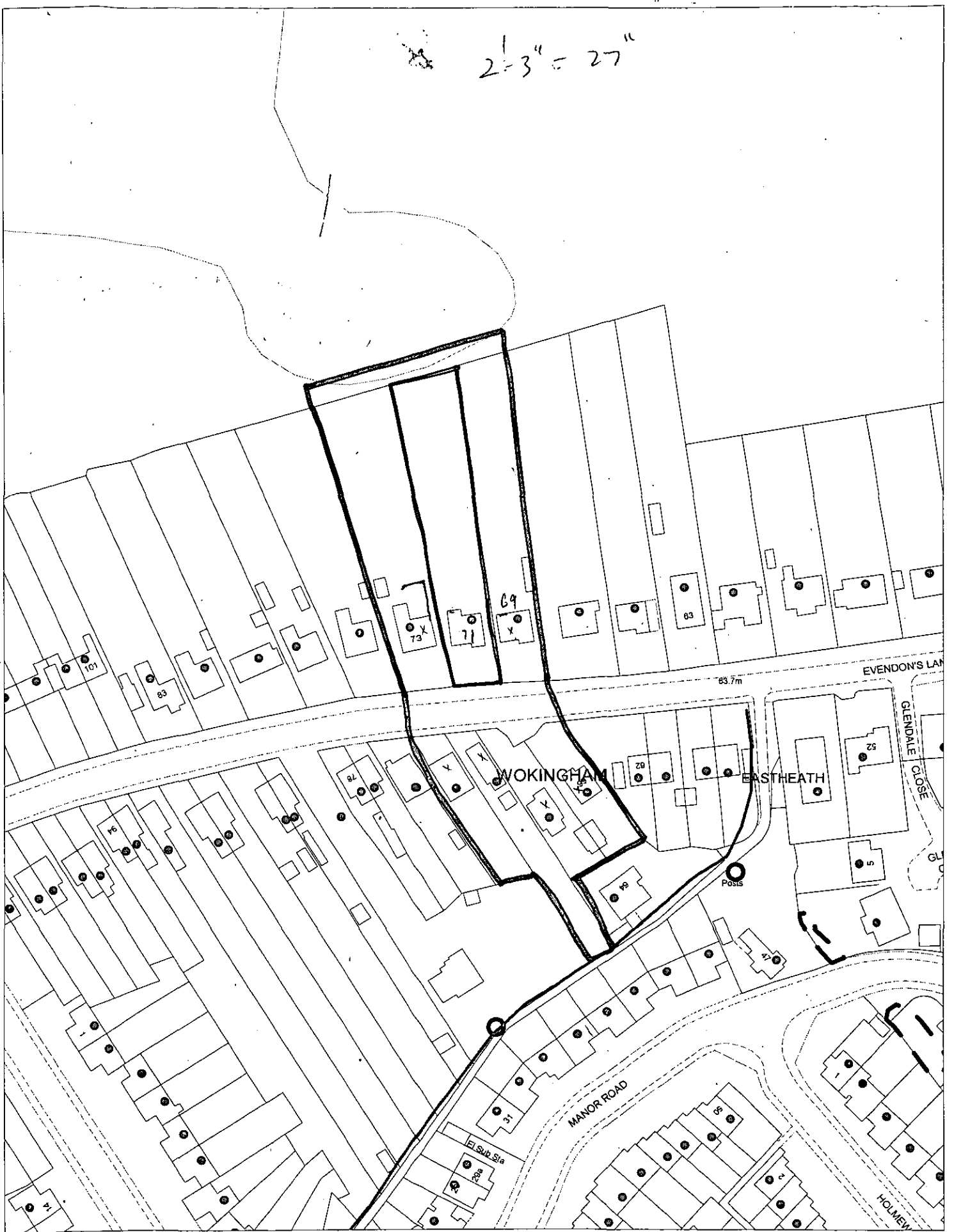
CS	
09 APR 2002	
COPIES TO	ACK
1	FILE:



Scale 1·50, 1·100,

kingham, Berks.

25.JAN.2002 5749



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
30 January 2002 Scale: 1 : 1250

N W E S