APPLICATION NO:
F/2001/5252

LOCATION:
73 Waterloo Road, Wokingham.

APPLICANT:
Miss H Yarrow C/O Derek Cann ARIBA

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

Listing Date 17/12/01

CASE OFFICER: ~~Heidi Lynch~~
Louise Smith

APPROVED

J62
02

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss H Yarrow
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2001/5252

Parish: **WOKINGHAM**

Location: **73, Waterloo Road, Wokingham.**

Proposal: **Proposed first floor 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 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. 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 in the first floor level or above in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bedroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be high level and top hung, and be permanently so retained thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WOS3, WT7 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

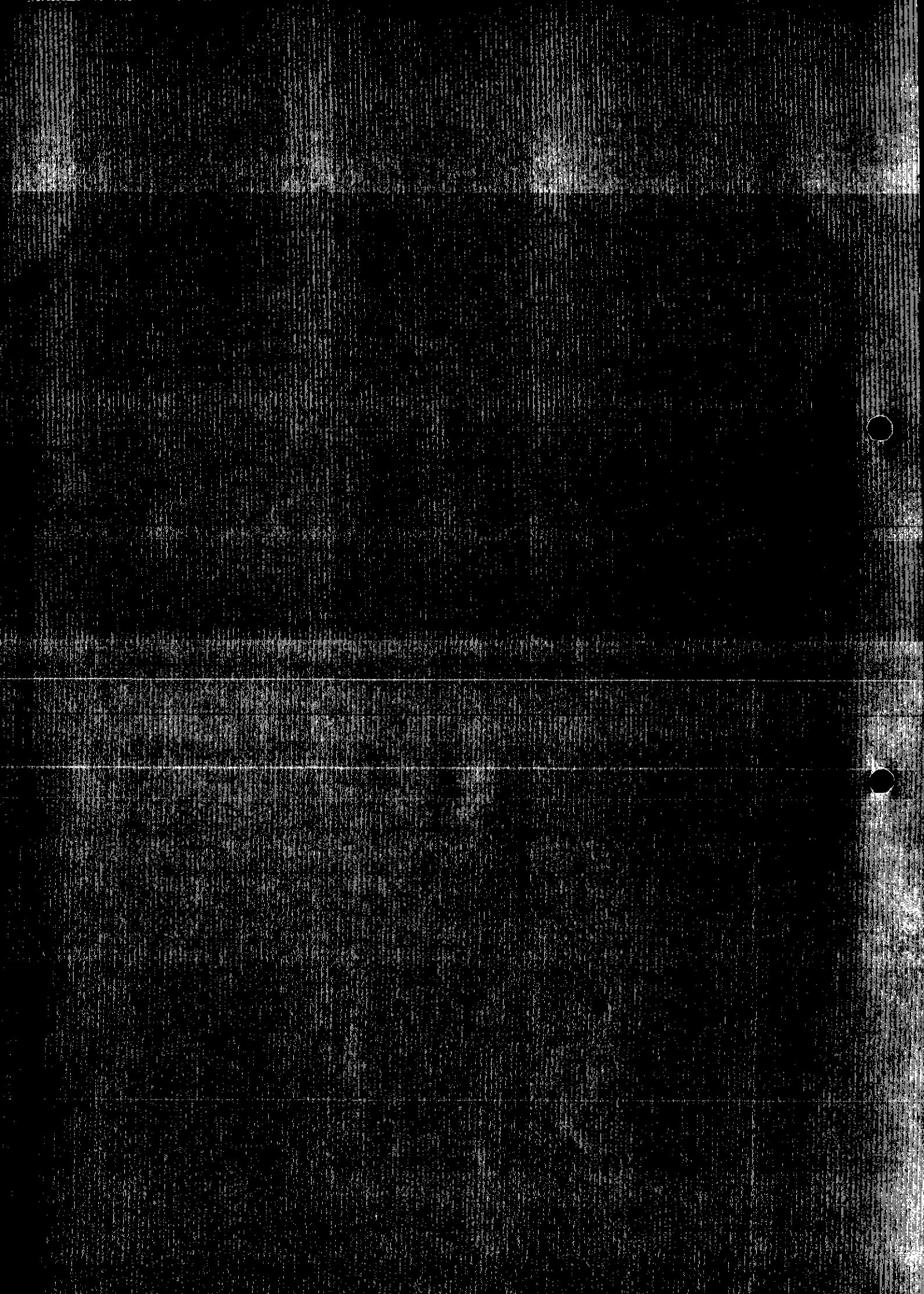
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5252 / Louise Smith
BUILDING CONTROL NUMBER	FP 2002/2776 Central
~~APPLICANT~~/AGENT	Derek Cann.
ADDRESS OF SITE	73 Waterloo Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	first floor rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0123/02 rec'd 22/2/02	0123/02
ELEVATIONS	—	— 02A rec'd 7/1/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	DC approved high level side window rec'd 7/1/02 BC plan - window deleted rec'd 22/2/02	
DATE	19/3/02	

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	



(RING ONE)

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

App No. 5252 (Planaps) / (Ludhouse) Date Rec. 7/1/2

Location: 73 Waterloo Road, Wokingham

Parish

Applicant: Miss H Yarrow.

Description of attached plans Revised window in the side elevation

Drawing No's: 02A.

CONSULTEES

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

Please tick which of the following you wish consulted.

Part 1 Only

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:

Date for Responses Information Only

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

APPROVED

CASE OFFICER Louise Smith.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : ~~Heidi Lynch~~ Louise Smith.

Application Number : F/2001/5252

Applicant : Miss H Yarrow C/O Derek Cann ARIBA.

Location : 73, Waterloo Road, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/01

Date Registered : 14/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application <u>will have expired on</u>: <u>09/01/2002.</u> 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 :

–

Planning Issues :

Identified Settlement – WOS2, STV1

Impact on Neighbours } WBE1, WOS3, SBE1, SBE2.
Impact on Streetscene }

Parking and Highways – WT7, WT6, ST3, ST5

Application Number: F/2001/5252 – 73 Waterloo Road, Wokingham

Appraisal:

Development

The site is a 2 storey semi-detached dwelling within the identified settlement of Wokingham.

The proposed development is for a first floor rear extension to the dwelling, replacing the existing bedroom. The existing first floor bedroom does not extend the full depth or width of the dwelling. The proposed extension would infill the total area above the ground floor kitchen, producing a gable roof in the rear elevation. The extension would have a pitched roof, 4.5m to the eaves and 6.4m to the ridge. Windows are proposed in the side and rear elevation.

1. Impact upon neighbouring properties
   The extension is not considered to be overbearing as the increase in mass will infill above the existing edge of the dwelling and would only extend a further 0.5m in height. Although it would project out 1.4m from the adjoining semi to the rear, this difference in level is already seen at the ground floor. Additionally, this new rear level would also be parallel to that of No71.
   Overshadowing is not an issue, as the proposed extension would not breach the 45° angle.

   The rear elevation window is set at a similar height to the existing, overlooking is not an issue due to the 1.7m close-boarded fence rear boundary with close knit conifers beyond. The additional side elevation window is not considered to cause overlooking onto No71, as it will be high level and obscured glass. The neighbouring property has no first floor windows in this side elevation, only a ground floor kitchen window.

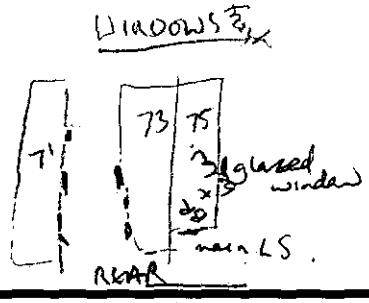
2. Impact upon the character of the area
   The proposed extension being located to the rear of the property is not considered to detract from the streetscene, and similar developments can be seen in the area. In addition, the materials proposed are planned to match those existing.

Approval: **Refusal:**

✓

Application Number F/2001/5252
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	insert: first floor Level, side or dormer elevation
4.	C045	R045	" bedroom window ... side ... "
			insert again
			delete " it shall be fixed shut .... "
			insert " it shall be high level and top hung "



SE AREA LOCAL PLAN ID'D SETT.

LOCAL PLAN - Proposed Environ Improvement

RECORD OF SITE VISIT

SITE ADDRESS: 73 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2001/5252

OFFICER: ~~Heidi Lynch~~ Louise Smith.

DATE OF SITE VISIT: 17/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y (front door)

2. DESCRIPTION OF SURROUNDINGS assortment of styles
red brick / white render, grey tile roofs.
semis + detached properties

3. DESCRIPTION OF SITE/BUILDING
red brick. grey tile. gable front. 2 storey

4. RELATIONSHIP TO ADJOINING PROPERTIES
71-73, 2-3m close boarded fence, ivy, drops to 1m (5m out from house)
rear 1-7m cb fence behind close knit firs
73-75 2-7m cb fence then drops to 1m (5m out) with shrubery above to earlier level (2m)

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

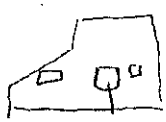
LEVELS - Same

BOUNDARY TREATMENT - as above

OTHERS

care within curtilage
NO6

71 side elevation



no windows at 1st fl level.

Received by Wokingham District Council

Application No: F/2001/5252

Proposal:
Proposed first floor rear extension to dwelling.

Location:
73, Waterloo Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5252 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

19 November 2001

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5252

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2001/5252
73, Waterloo Road, , Wokingham.
Proposed first floor 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5252**
73, Waterloo Road, , Wokingham.
Proposed first floor 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 Wyatt

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5252

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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
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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5252**
73, Waterloo Road, , Wokingham.
Proposed first floor 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 Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~01 NOV 2001~~ 14/11/01	Map No. 76 Site 0.02
Officer: HL | Application No. F 2001/5252	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 73 WATERLOO ROAD

Parish: WOKINGHAM Ward: Westcott

19.11.01 73.

Applicant: MISS H YARROW

Fee (4) 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	~~Scanned~~ Scale? 1: 2500		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			amended
4	Correct S 66 certificate	Has notice been served on 75? Scanned 73 Should be 75	phoned agent	14/11
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 : 19.11.013. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....

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

NEIGHBOURS:

.....S/N + see map.

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

1 NOV 01 0152

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0123
31st October 01

Dear Sir.

Proposed 1st Floor Rear Extension
73 Waterloo Road .Wokingham

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0123 / 01./ 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ADDRESS 7 WATERLOO ROAD PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/45/71	Marc Gregory	Res Dev't rear		
		22/72, 6/73, 17/73	21/10/71	C
8/22/72	do	do	8/6/72	C
BR16835	Mr P Harrison	Extn Imp.	20 8 81	Ref N
BR17111	"	" "	22 6 81	app M

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENTAL SERVICES

14.NOV.01 5252

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Miss Helen Yarrow
	ADDRESS	73 Waterloo Road
		Wokingham
	POST CODE	RG40 2JE Tel:- 0118 9787692
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	73 Waterloo Road
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	1st Floor extension to rear
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.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Roof tiles as existing Brickwork 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:3	Proposed:2
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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.

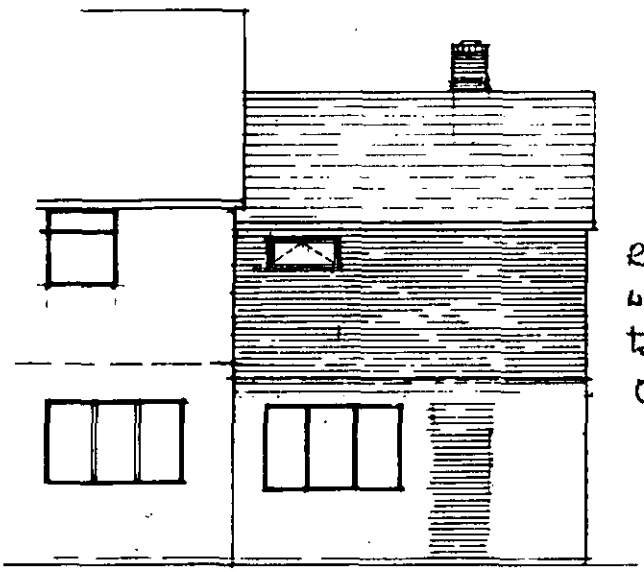
Owner's (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs Garritty	75 Waterloo Road	1st. November 2001

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

SIGNED [signature] ON BEHALF OF Helen Yarrow

DATE 1st.November 2001

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



Revised side window top hung. Obscure glass.

APPROVED

SIDE ELEVATION.

(1) revised side window.

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

DEREK CANN RIBA CHARTERED ARCHITECT
13MANOR ROAD WOKINGHAM RG41 4AH tel · 0118 9786895

Job title
73 Waterloo Rd
Wokingham

client
Miss H. Yarrow

scale
1:50. 1:100.

date
OCT '01.

Drawing Title
Proposed 1st Floor Extension

Job no.
0123

Drg no
02 A

SD 19/3/02



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Development Control Section, Environmental Services, Wokingham District Council.

12 November 2001

Scale: 1 : 1250