EMS LTD

APPLICATION NO:
F/2000/1581

LOCATION:
310 London Road, Wokingham.

APPLICANT:
Mr & Mrs Fossey C/O E G Design Of Ascot

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fossey
C/O E G Design Of Ascot
The Clockhouse
46 Fernbank Road
Ascot
Berkshire
SL5 8HE

Application Number: F/2000/1581

Parish: **WOKINGHAM**

Location: **310, London Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

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

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

Received by Wokingham District Council

Application No: F/2000/1581

Proposal:
Proposed single storey rear extension to dwelling.

Location:
310, London 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1581

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1581
310, London Road, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1581**
310, London Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1581

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

Signed: _____ Date: _____
Councillor Edwards

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

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Tel:

Date: **06 June 2000**

My ref: F/2000/1581

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1581	MB
BUILDING CONTROL NUMBER.	FP2000/0675 Howard.	
APPLICANT/AGENT	EC Design of Roof.	
ADDRESS OF SITE	310 London Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext's	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	GWS/1956/00	GWS/1956/00
FLOOR PLANS	–	–

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	19/2/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1581
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 310 London Road Wokingham.

APPLICATION NUMBER: F/2000/1581

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Bungalows - set back from main road
some variance in design.

3. DESCRIPTION OF SITE/BUILDING

Existing extn at rear - pitched roof
Garage with pitched roof at rear of dwelling + other building.
No windows in side elevs.
Door & window in side elev of No 308

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan
Nos 308 + 310 are both set back from the boundary
No 312 has S.S flat roof rear extn

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1m fencing with 308 - length of drive

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1581

Applicant : Mr & Mrs Fossey C/O E G Design Of Ascot.

Location : 310, London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
			13/7

Date of Neighbour Notifications : .....

Date of Site Visit : 13/7

Date Registered : 24/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 19/07/2000

Consultation Responses :

WOK TC: 26/6 - no objections.

Neighbours/EN - none received.

Planning Issues :

1) Impact upon ~~trees~~ neighbouring properties } WBE1
2) Impact upon the street scene } SBE1/2.

Application Number: F/2000/1581

Appraisal :

. Development - for 2 single storey rear extensions. to form a porch & extn to bedroom.
Bed extn: 2.9m width (& not beyond existing side b'line of bedrooms) 2.3m depth with a hipped roof 2.5m to eaves & 3.85m to the ridge (far below existing ridge height). This extn will be app 5m from N° 308.
Porch extn: 1.7m width (& inline with side bathroom b'line) & app 2.8m depth (will not extend beyond existing breakfast room), it will have a flat roof 2.6m high & be app 8m from N° 308.

1) Impact upon neighbouring properties
It is considered that due to the fact that the proposals are set back from boundaries / neighbouring properties & are within the existing side & rear building lines of the dwelling - there would be no adverse ~~negative~~ impacts upon the ~~the~~ neighbouring properties.

2) Impact upon the streetscene.
The extns are at the rear of the dwelling. Part of the bedroom extn may be visible from the road - but materials would match existing & hipped roof is in keeping with the main dwelling ∴ no detrimental impact to the streetscene

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

75B/76

Start date: 24 MAY 2000	Map No. 76 Site 0.04
Officer: NAB / Application No. F/2000/1581	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 310 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys
6.6.2000'

Applicant: MR/MRS FOSSEY
Joint cheque with B/control

Fee 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 : 6.6.2000 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 + 308 + 312 London Rd.

69 + 71 Proctors Rd.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1581

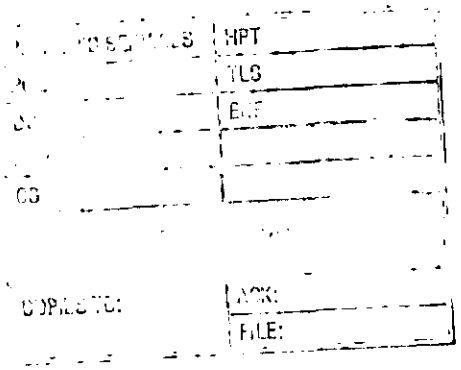
Proposal: Proposed single storey rear extension to dwelling

Site Address: 310 London Road, Wokingham.

Applicant: Mr & Mrs Fossey C/O E G Design of Ascot

Your observations are required in respect of this application by **30/06/2000**

No objection



SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

Environmental Services

For office use only.
Application number:

24 MAY 2000* 1581

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	MR. and MRS. FOSSEY. 310, LONDON ROAD, WOKINGHAM, BERKS. RG40 1RD. 0118 9782559
	Agent's Name Address and postcode Phone number	 E. G. DESIGN of ASCOT, THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE. 01344 882883
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.	 310, LONDON ROAD, WOKINGHAM, BERKS. RG40 1RD.
4	Give brief details of the proposal for example, two storey side extension. About the application	 2 SINGLE STOREY REAR EXTENSIONS.
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.	TILES TO MATCH EXISTING/GREEN FELT. WHITE RENDER TO UPPER WALLS RED BRICK TO LOWER WALLS.
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: 2
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 MR. & MRS. FOSSEY

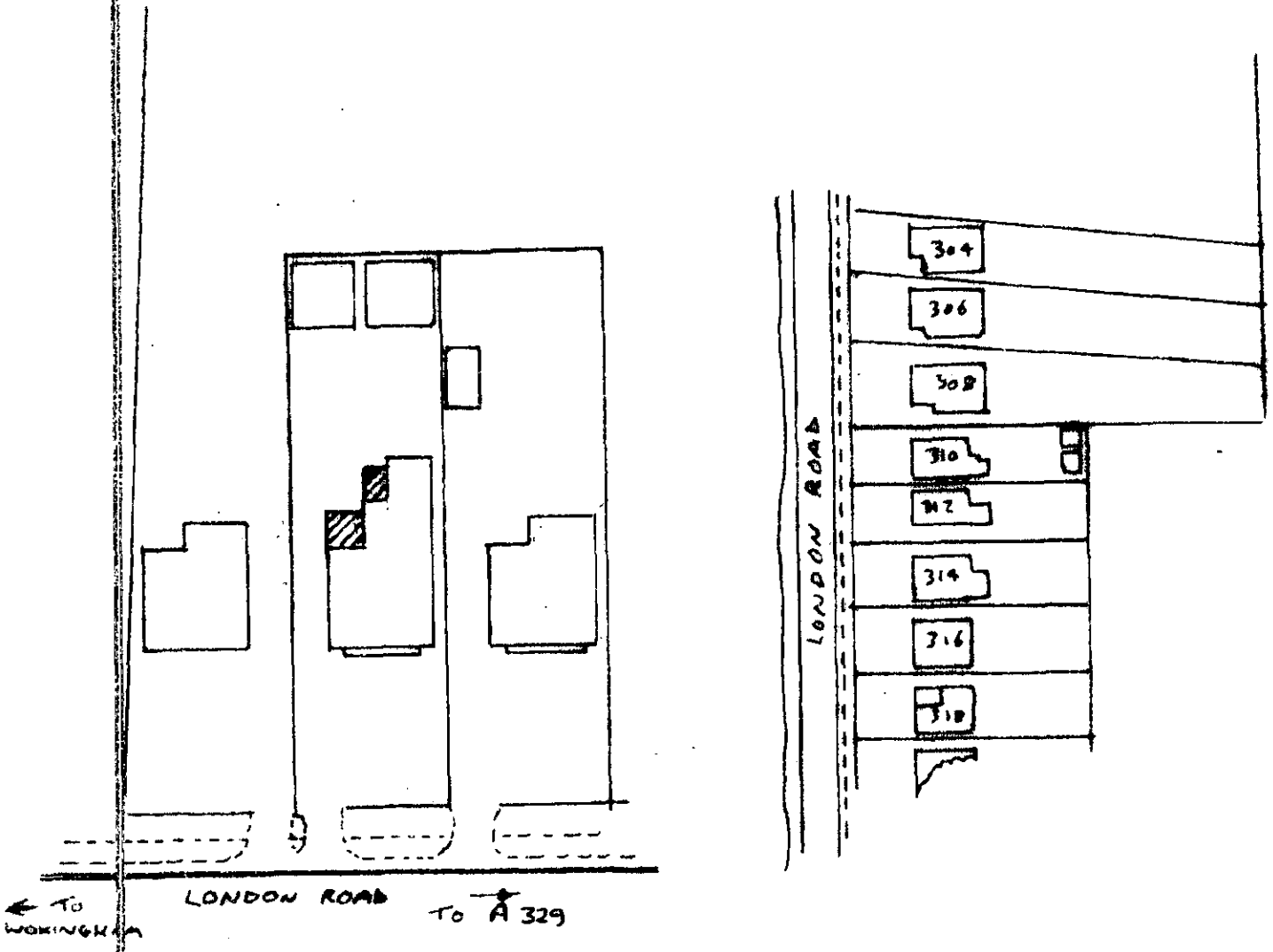
Date 18/05/00

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

E. G. Designs of Ascot

The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.
Tel & Fax : Ascot - 01344 882883. E mail - egdesign@talk21.com

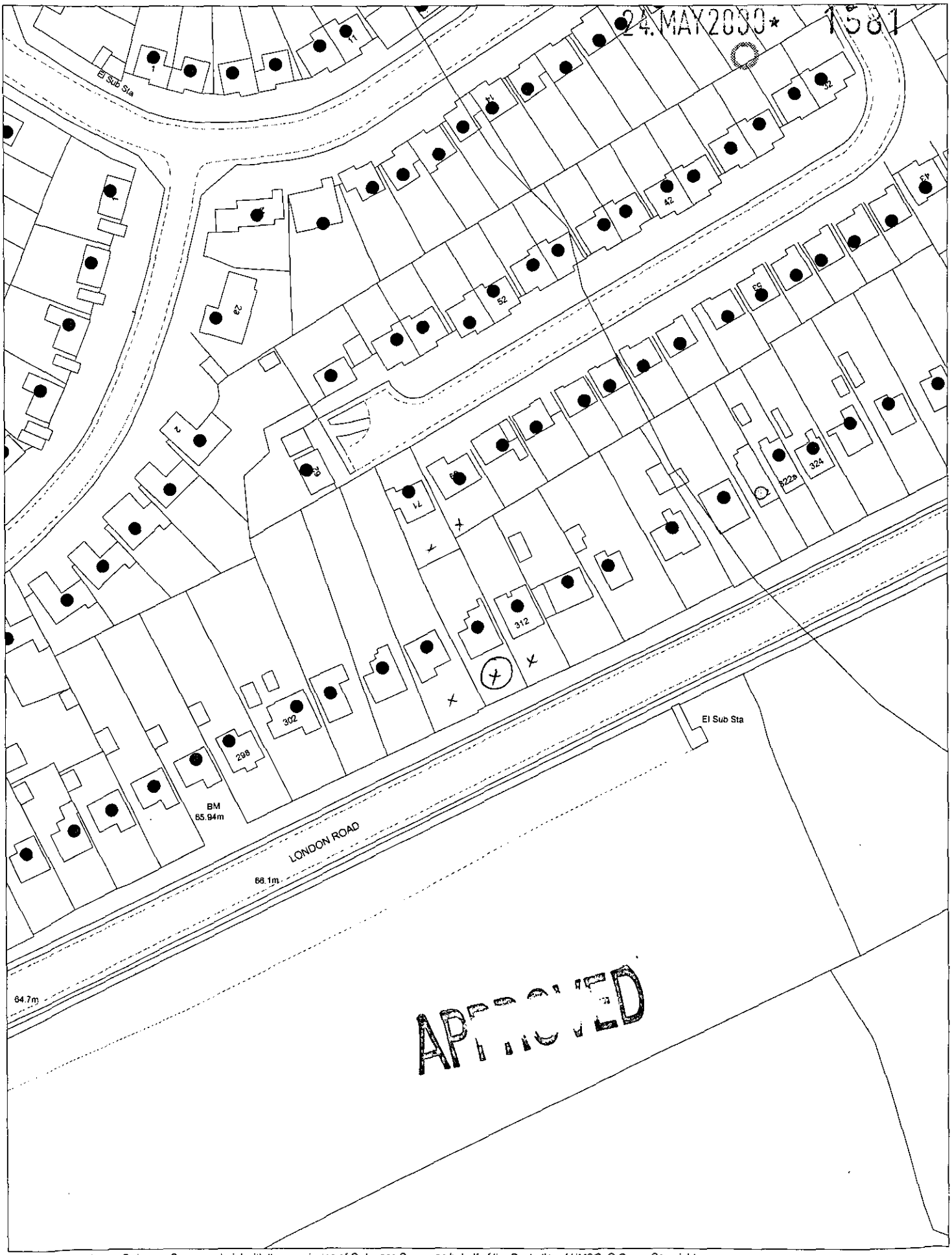
24.MAY 2000* 1581



APPROVED

Proposed extension at 310, LOndon Road, Wokingham.

SCALE: 1:1250 & 1:500. DRAWN. G.W. SPARROW. DWG. NO. GWS/1956/00/2.



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000 Scale: 1 : 1250

N
W E
S