APPLICATION NO:
F/2001/5349

LOCATION:
88 Easthampstead Road, Wokingham.

APPLICANT:
A Cooper C/O C & C Design Associates

PROPOSAL:
Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

DO 460

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Cooper
C/O C & C Design Associates
The Birches
Lower Wokingham Road
Crowthorne
Berkshire
RG45 6BX

Application Number: F/2001/5349

Parish: **WOKINGHAM**

Location: **88, Easthampstead Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. 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 roof extension at first floor level, facing into number 88A Easthampstead Road 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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Informative
1. This permission relates to the application as amended with revised plan number C/03301/02A submitted to the Local Planning Authority on 30th January 2002, showing revised roof extensions and elevations 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, SBE2 and ST6.
Deposit Draft Wokingham District Local Plan Policies WT6, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5349	Heidi Lynch
BUILDING CONTROL NUMBER.	FP 2002/2781 Central	
~~APPLICANT~~/AGENT	C+C Design	
ADDRESS OF SITE	88 Easthampstead Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	loft conversion with front + rear dormers + S/S rear exit	

DRAWING NUMBERS	BC ✓	DC ✓
BLOCK PLAN		
ELEVATIONS	C/03301/02B	C/03301/02A
FLOOR PLANS	C/03301/01	C/03301/01

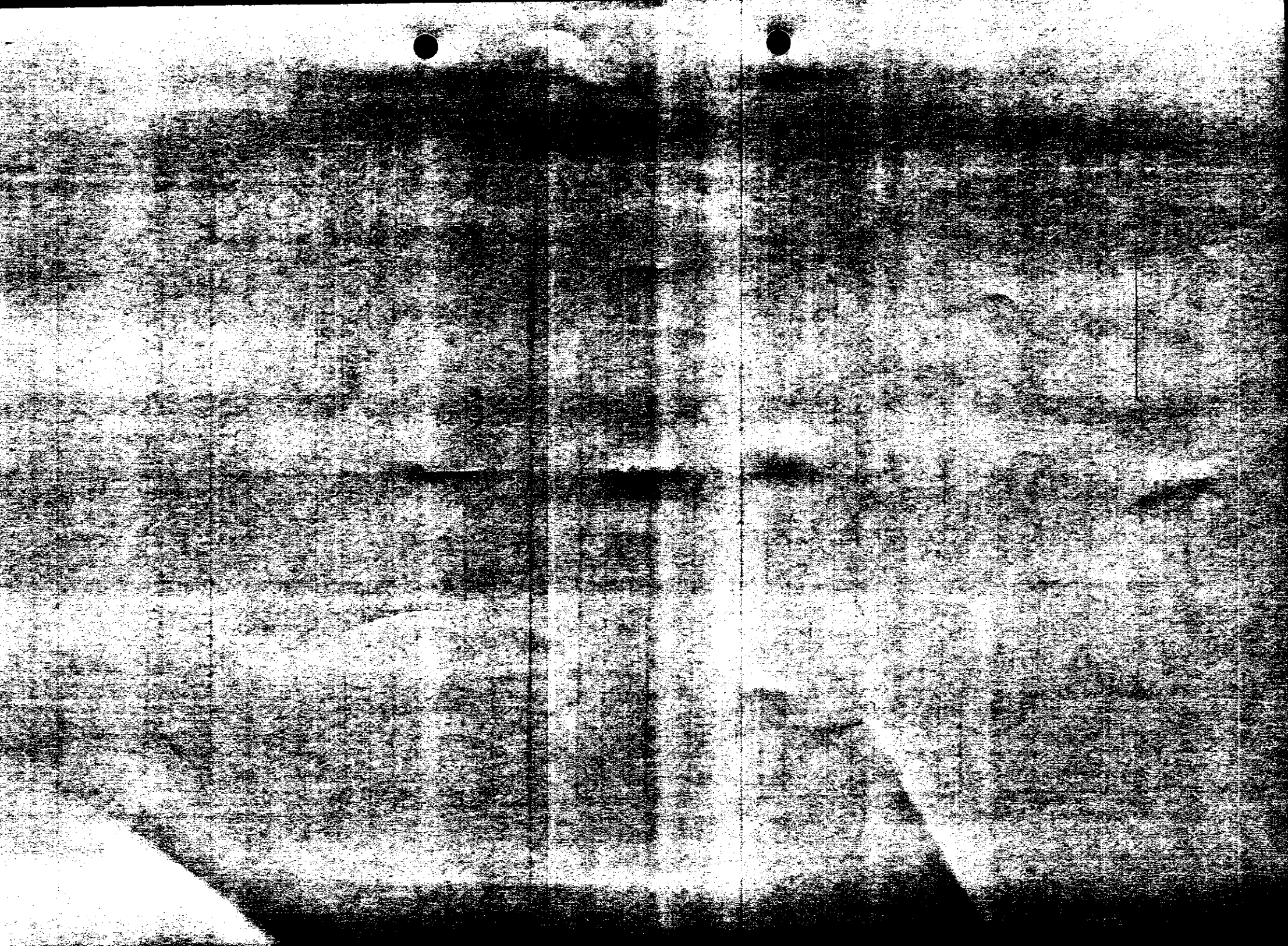
not revised to show additional velux

velux shown on sections

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - 2 velux windows to side added (facing No 88A) Condition 5 restrictr.	
DATE	19/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	20/3/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel. 0118 974 6443 (Direct Line)

Date. 20 March, 2002

My ref. CD/FP2002/2781(5349)

Mr & Mrs A Cooper
C & C Design
The Birches
Lower Wokingham Road
Crowthorne
WOKINGHAM
RG45 6BX

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
E-mail:

Dear Sir & Madam,

SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION AT 88 EASTHAMPSTEAD ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2002/2781 received on 25 February.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 5 of Planning Permission F/2001/5349 removed Permitted Development rights in respect of additional windows in the roof extension facing 88a Easthampstead Road.

If you are intending to pursue this proposal would you please submit a planning application to this department by 10 April. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Applicationo	Name & Address
F/2001/5349	Dr J & Mrs S Dalziel Moss Grange 88a Easthampstead Road WOKINGHAM. RG40 2HL
Application Approved.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5349

Applicant : A Cooper C/O C & C Design Associates.

Location : 88, Easthampstead Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/02

Date Registered : 26/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 21/01/2002. 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 :

88A Easthampstead Rd - loft extension may reduce light to ground floor
- would like a condition to restrict windows overlooking their garden
- roof tiles should be of the same style, type & colour as existing tiles

Highways - approval with conditions C049 & C122

86 Easthampstead Rd - concered about daylight loss

Planning Issues :

Identified settlement
affect on neighbours } ENV, WOS3, WBE1
affect on street } SBE1, SBE2

Parking - NT6, ST5

South East Local Plan

Application Number F/2001/5349
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	insert - roof extension at first floor level, facing into number 88A Easthampstead Rd.
			Informatives
		NO2	insert - plan number c/03301/02A
			insert - revised roof extensions & elevations
			insert - 30/01/2002

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2, ST6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: NT6, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 88 Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5349

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

large front gardens on surrounding properties + large rear gardens

3. DESCRIPTION OF SITE/BUILDING

2 stry house pitched roof, gable end at front & hipped at rear.
Garage is also hipped side on roof
Existing sun room extension along side boundary with n° 86

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°88A – is set further back in section than n° 88. Hip to gable roof is nearer some distance away. 88A has several rear flank wall elevation windows

n°86 – 3 ground floor windows on side. Rear flank wall equal to garage on 88.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Large driveway could fit many cars – at least 4/5

LEVELS level

BOUNDARY TREATMENT 1·8 - 2·0m high close board wooden fence along boundaries

OTHERS

Proposed garden room roof will be higher than existing one but basically to same depth as existing. n° 86 have conservatory extension from rear wall of house which goes to same depth as existing flank wall of n° 88 (rear).

Application Number: F/2001/5349

Appraisal:

The proposed development is a single story rear extension and a loft conversion with dormer and roof alterations. The property contains a detached two-storeyed house and is located in a residential street within an identified settlement. The surrounding houses are also detached and have large sections.

The single storey rear extension is to be located to the rear of the existing garage and workshop. It will be 4.2m in depth and 5.1m wide and will be utilised as a garden room. It will be 0.5m to the side property boundary with no.86. The extension originally had a high pitched roof however this has been reduced in height to 3.6m and has a hipped end. There is currently a garden room already in place.

The loft conversion will see the formation of 2 bedrooms and a bathroom. The roof will be extended in height by 1.0m and two dormer windows will be placed facing the front and the rear of the section. These are to be of a small size. The existing hipped roof at the rear of the house will also be changed to a gable end with a half hip (original plans had a full gable end roof).

1. Impact upon neighbouring properties

The proposed extensions have no windows in the side elevations with the exception of the single storey rear extension. The 'garden room' will have doors facing towards no.88a, however they will be at least 10m to the property boundary, thereby having little effect on privacy and over-looking. The other proposed windows face the front and rear of the section and would result in no further overlooking compared to what already exists on-site. Privacy levels of adjoining neighbours will therefore not be affected.

The properties most likely to be affected by the proposed extensions are no.86 to the northwest and no.88a to the south. No.88a is set further forward in the section than no.88. There are several rear habitable room windows on the rear flank wall and the original hip to gable end roof proposal would have blocked a large amount of sky-light. The roof has now been amended to a half hip, which means less natural sky will be blocked from no.88a. Only a small amount of day-light will be blocked and it is considered that this is not enough to warrant refusal.

No.86 will only potentially be affected by the single storey rear extension as it has a slightly higher roof than the garden room roof that is currently exists. The original plans for the rear extension had a much higher roof however this has since been reduced to minimise the effects to no.86. No.86 has a rear conservatory extension as well as a rear extension on the far side of the house. A double door and a window face on the rear extension face towards no.88 and the garden room. These are at least 8.8m away from the proposed extension and will therefore not be affected in terms of daylight loss. The conservatory extension will be 1.9m away from the proposed garden room extension. This is already affected in terms of daylight by the existing garden room on site. The proposed garden room will be 0.7m longer than the existing one and will be 1.2m higher. The change in scale is considered to be minor and not enough to warrant refusal.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extensions will have limited impact on the street scene mainly because most of the extensions are taking place to the rear of the existing house. The raised roof will be seen as well as the front facing dormer window. The raised roof is still below the existing roof (by 1.3m) and the dormer window is set back from the front of the house. The extensions are designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. The extended house would not appear over-dominant in its setting from the street. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from four to five, resulting in a need for four vehicle parking spaces on-site. The large plot has a long driveway and there is also a garage on site. The driveway could fit at least 4-5 car park spaces. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

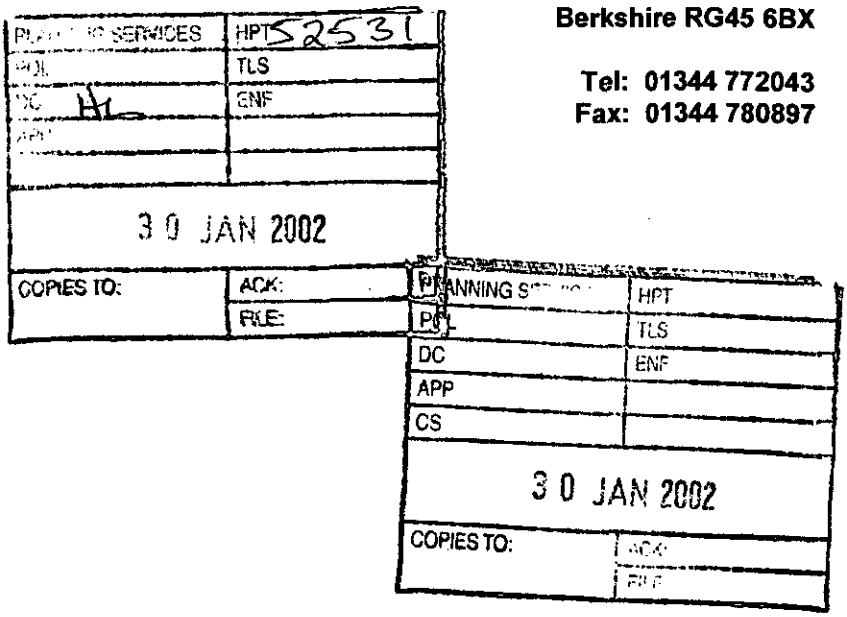
C&C DESIGN ASSOCIATES

SURVEYORS & ARCHITECTURAL CONSULTANTS

Principal : C. A. J. Corio F. I. A. S.

"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire RG45 6BX

Tel: 01344 772043
Fax: 01344 780897



Wokingham D.C.
Shute End
Wokingham
Berks

19th January 2002.

F.A.O. :- Heidi Lynch - Planning Dept.

Dear ms Lynch

Ref :- **88 Easthampstead Road, Wokingham - App No FP/2001/5349.**

In respect to the above application, as discussed I enclose revised copies of the elevations incorporating the amendments to the roof lines.

I trust these amendments meet with your satisfaction. However, should you require any further assistance please do not hesitate to contact the writer.

Yours sincerely

C A J CORIO

Corporate Building Surveyor

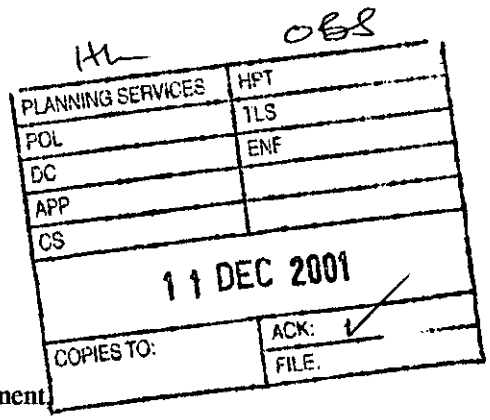
File Note

17/01/02

Mr Paul Burral on behalf of his mate at n° 86 Easthampstead Rd, phoned in to relay concerns about the effects of the neighbours extensions on n° 86 - particularly pertaining to day-light loss.

0117 9177250

10
8
6
4
2



"Moss Grange"
88A, Easthampstead Road
Wokingham
Berkshire RG40 2HL

Tel: 0118 9890108
Fax: 0118 9890108

Ms Heidi Lynch
Environmental Services Department,
Planning Services,
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

Date: 10th December 2001

Dear Ms Lynch,

Reference F/2001/5349; 88 Easthampstead Road, Wokingham

Thank you for your letter of 3rd December concerning the proposed extensions to 88, Easthampstead Road. As immediate neighbours, situated east of Number 88, we have reviewed the Plans and have the following comments that we would like to be considered during the application review.

Loft Extension – 45 degree angle of light.
As the length of the roof ridge to the loft extension will be extended by an estimated 10 to 12 feet, a lot of our natural skyline will be obliterated. We are not sure of the scale accuracy of the Plans we have seen. We would therefore like your Planning Officer to visit to verify that we would still have the permitted angles of light available to us (particularly on our ground floor) should the loft be extended. We would be happy to arrange a suitable date and time for the Planning Office to have access to our property. Please contact us on 01189 890108 to make an appointment.

Loft Extension - Windows facing Our Garden
We note that in the current plans there is no intention of placing any further windows in the roof overlooking our garden. We request that no such approvals be given should the plans be amended, since we would lose all privacy in our garden. The existing window is located high in the ceiling, is tilted to the sky and therefore cannot be used to see into our garden.

Loft Extension - Roof Tiles
A large proportion of our garden (some 30 ft) has a full view of No. 88's very large roof. Should the extension take place, we request that the tiles used be of the style, type and colour of the existing tiles to ensure that any extension does not become even more unsightly to us.

Yours sincerely,

pp. **Dr J and Mrs S Dalziel**

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 03 December 2001

Application Number: F/2001/5349

Proposal: Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.

Parish: WOKINGHAM TOWN

Site Address:
88, Easthampstead Road, , Wokingham.

Applicant:
A Cooper C/O C & C Design Associates.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 6/12/01

Received by Wokingham District Council

Application No: F/2001/5349

Proposal:
Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.

Location:
88, Easthampstead 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/2001/5349 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 27/12/2001. 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

03 December 2001

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5349

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/2001/5349
88, Easthampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.

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/2001/5349**
88, Easthampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.
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: **03 December 2001**

My ref: F/2001/5349

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5349
88, Easthampstead Road, , Wokingham.
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5349**
88, Easthampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling plus loft conversion with dormer and roof extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

* PRE-APP *
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 NOV 2001	Map No: 25B Site ... 0.14
Officer: HL. | Application No. F|2001|5349	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS LOFT CONVERSION WITH DORMER & ROOF EXTENSIONS

Location: 88 EASTHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: A COOPER

Fee (3) 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	REQUIRES PARKING LAYOUT.	3.12.	
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 : ..... 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:

Pre-app attached.....

.....

.....

NEIGHBOURS:

S/N + see map.....

.....

.....

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.....

.....

.....

.....

C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS
Principal : C. A. J. Corio F. I. A. S.

"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire RG45 6BX

Tel: 01344 772043
Fax: 01344 780897

26.NOV.2001 * 5349

Wokingham D.C.
PO Box 157
Shute End
Wokingham
RG40 1WR

23rd November 2001

Dear Sirs

Ref :- **88 Easthampstead Road, Wokingham.**

Please find enclosed in support of my clients application for the extension and loft conversion, the duly completed documentation for the proposed works.

I trust you find the enclosed satisfactory, however should you require any further assistance or information, please do not hesitate to contact the writer.

Yours faithfully

C A J Corio.

Corporate Building Surveyor

ADDRESS 88, EASTHAMPSTEAD ROAD. PARISH Wok.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/B/32/61	A. H. Cresdee.	Erection of 1 detached 3 bedrooms bungalow & garage.	10.7.61	C/A.
B/B/33/60	Clifford & Ellis. ARICS. AAI	Erect. of 1 detached house & garage.	13.10.60	C/A.
B/B/8/60	Clifford & Ellis. " "	Erection of 1 residential dwelling house.	10.3.60	C/A
TP 96/3636	MR. M. SYMES	GROUND SLAB & POOL	8.8.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

26.NOV.2001 * E349

WOKINGHAM DISTRICT COUNCIL

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	A COOPER 88 EASTHAMPSTEAD RD WOKINGHAM. BERKS RG40 2HL
2	Agent's Name Address and postcode Phone number	**C & C DESIGN ASC.** THE BIRCHES ~~LOWER WOKINGHAM ROAD~~ ~~CROWTHORNE RG45 6BX~~ Tel: 01344 772043
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.	88 EASTHAMPSTEAD RD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S Rear extension & loft conversion
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 & Bricks to match exist.
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: 4.	Proposed: 5
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.

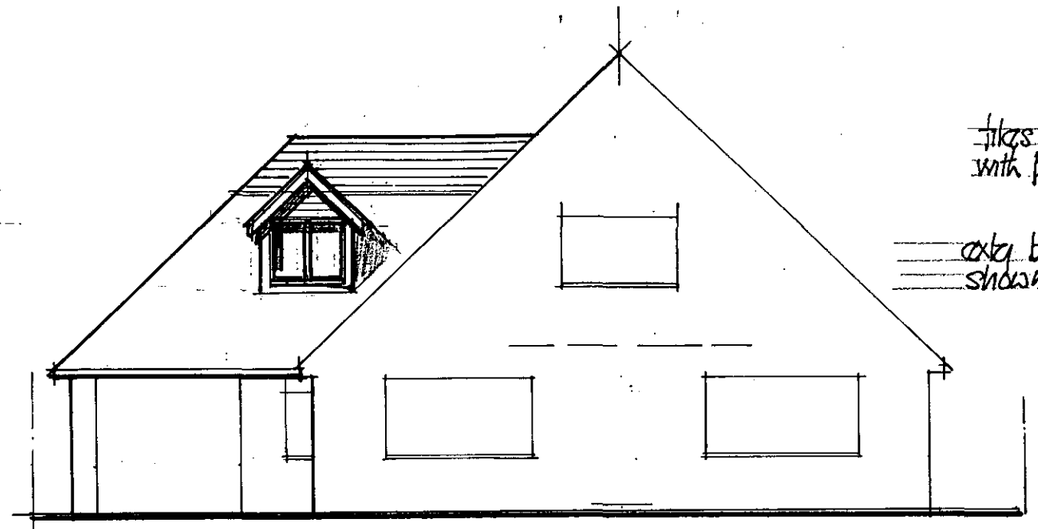
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

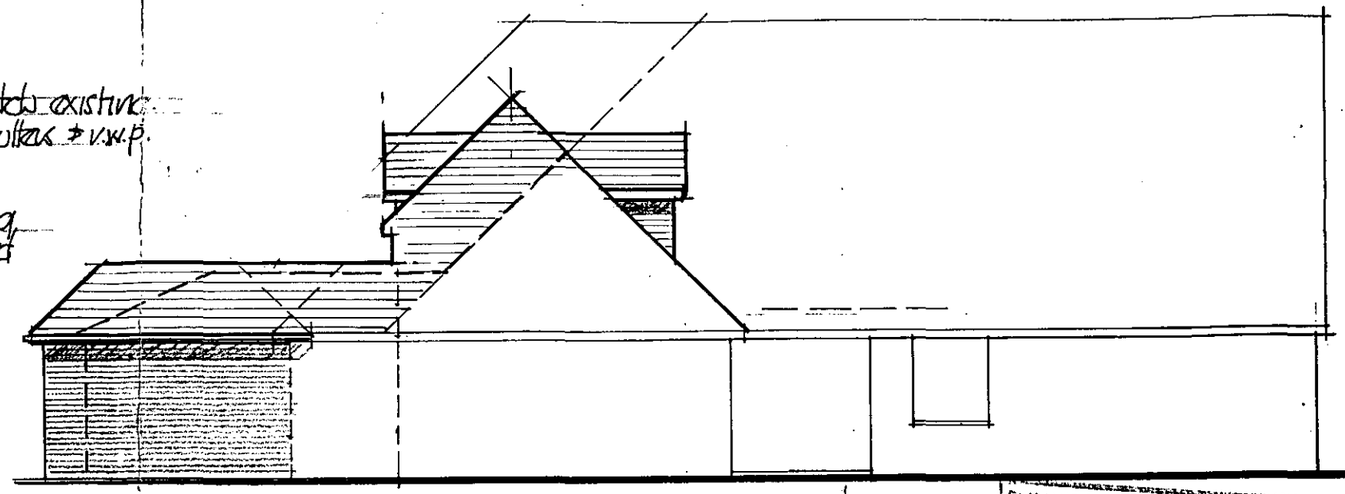
Your signature: [signature] on behalf of MR. COOPER

Date 24/4/01

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



FRONT ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

PLANNING SERVICES	HPI
POI	TLS
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AN	
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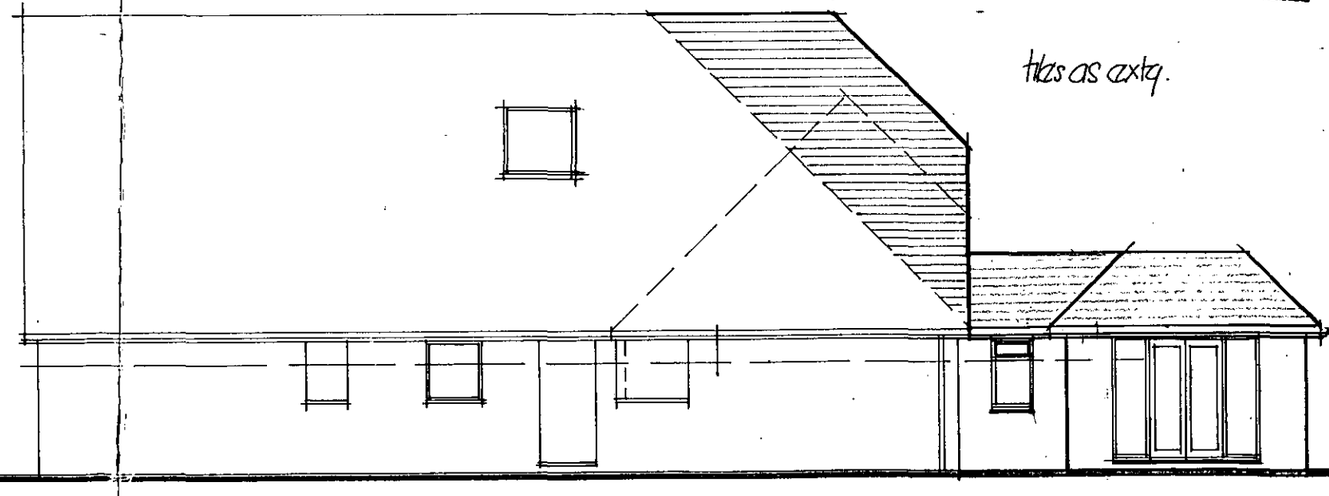
[illegible] 2002	
COPIES TO:	ACK:
	FILE:



REAR ELEVATION.

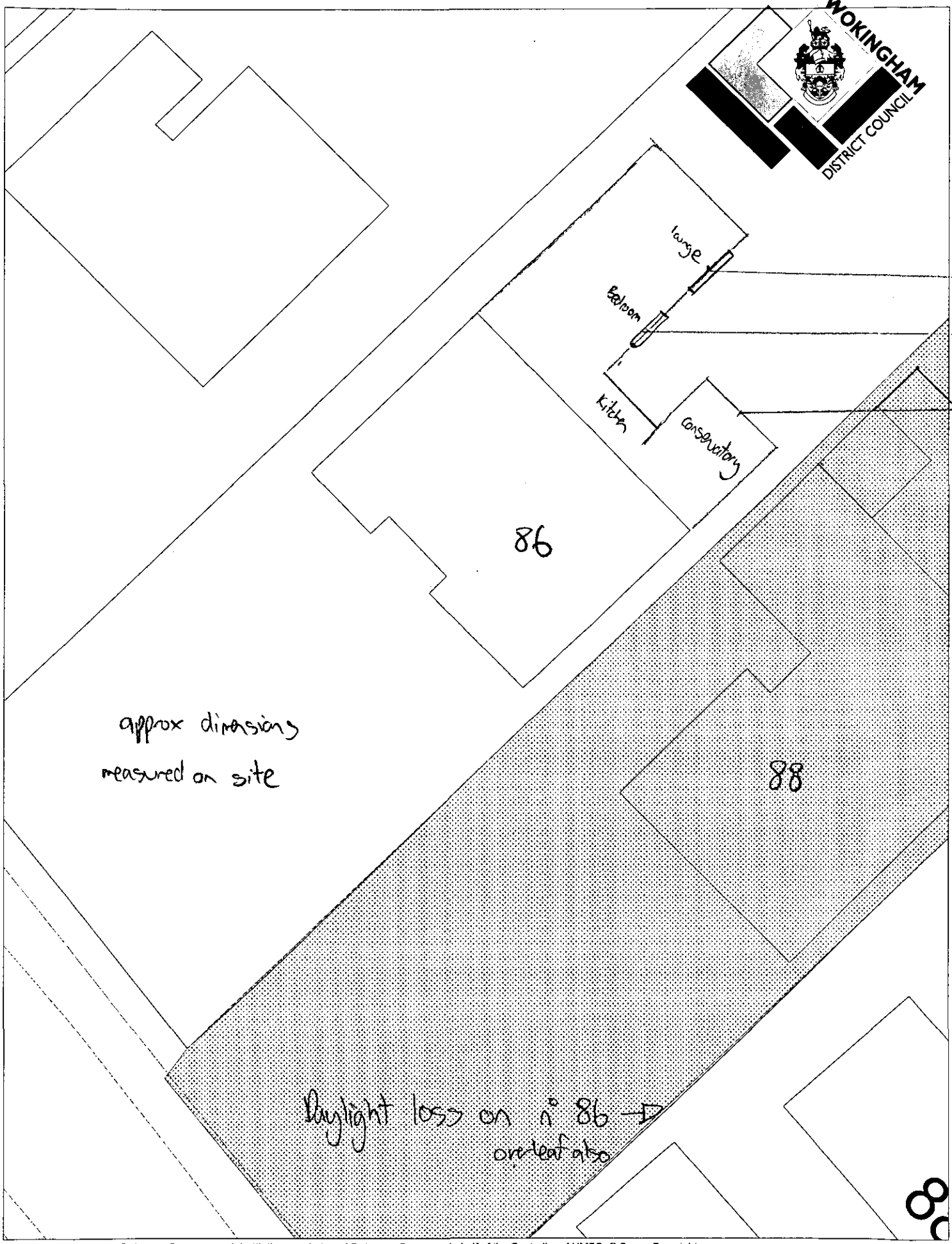


SIDE ELEVATION (EAST)

REVISED PLAN

PROPOSED EXTENSIONS & ALTERATIONS TO:-
88 EASTHAMPSTEAD RD WOKINGHAM
DWG N° C/03301/02A SCALE 1:100 NOV '01

D 19/3/02



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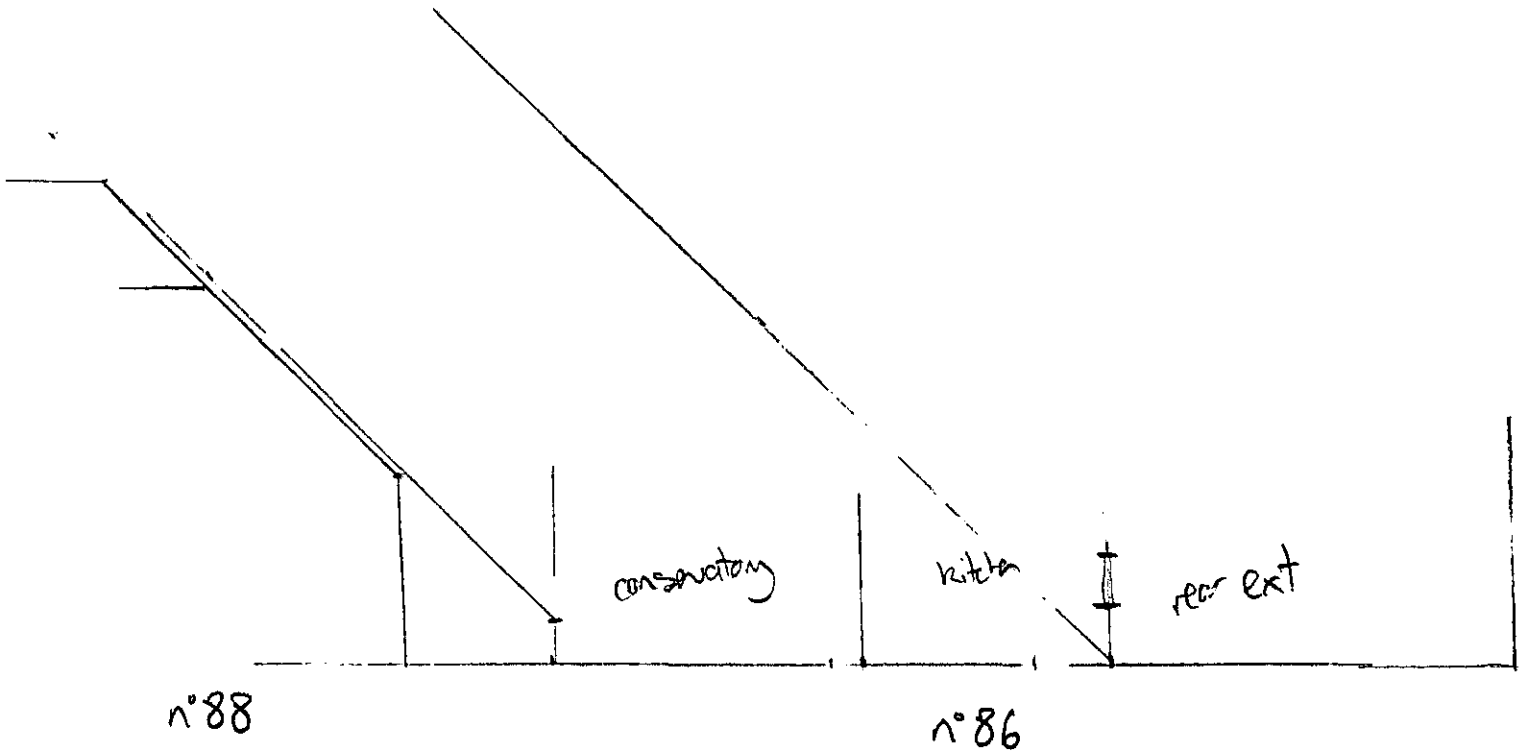
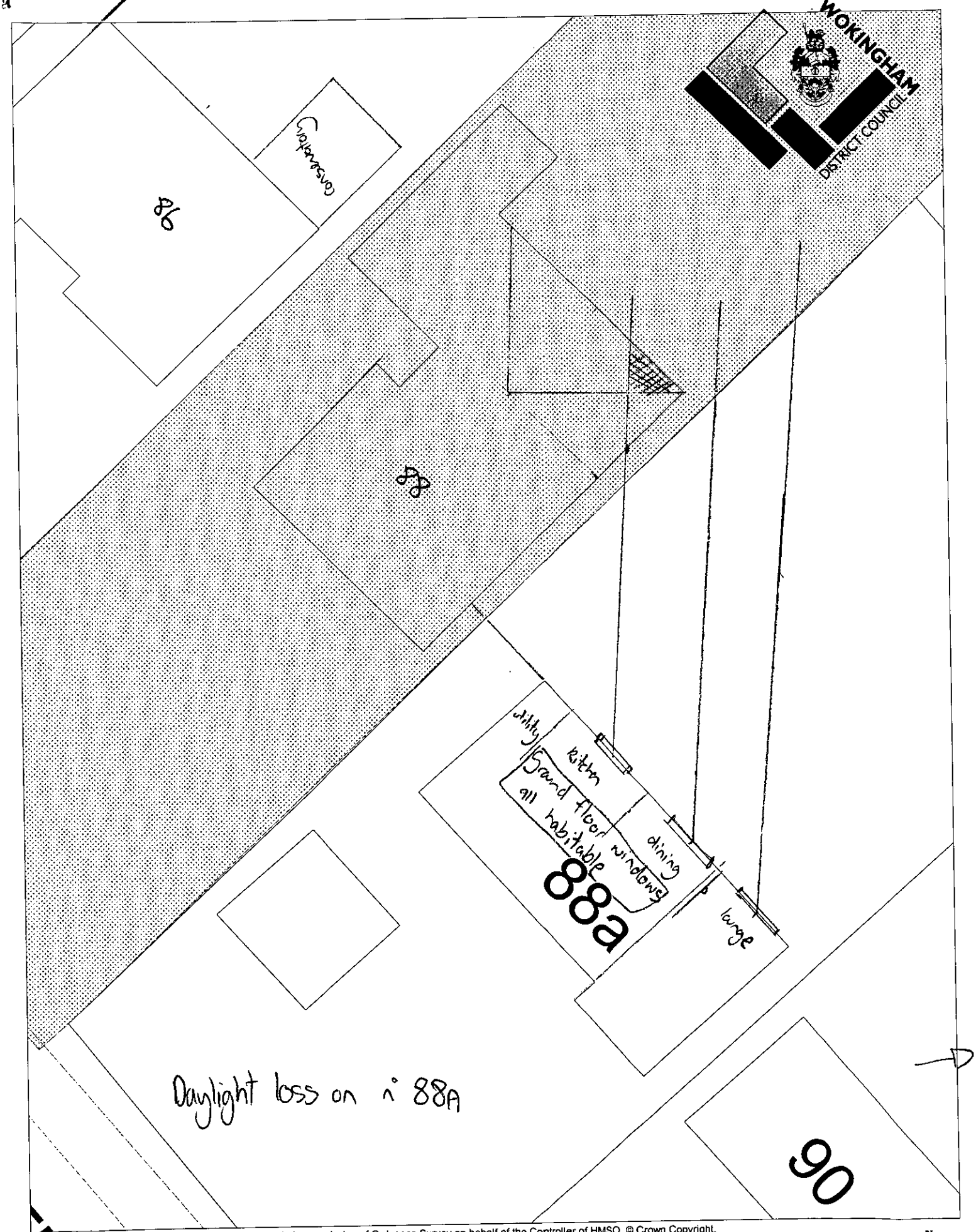
Development Control Section, Environmental Services, Wokingham District Council.

18 January 2002 Scale: 1 : 200


conservatory
kitchen
rear ext
n°88
n°86



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Development Control Section, Environmental Services, Wokingham District Council.
18 January 2002
Scale: 1 : 200

N
W E
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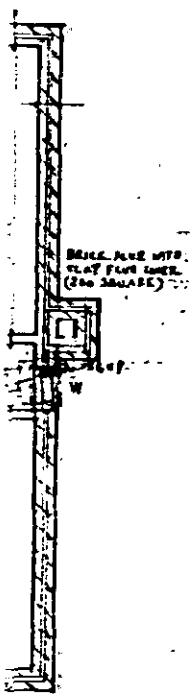
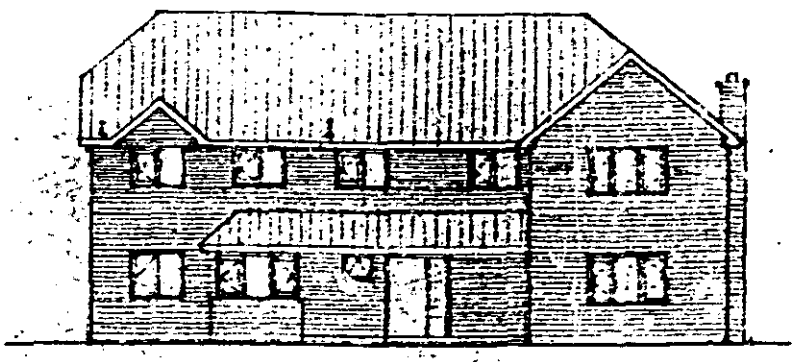
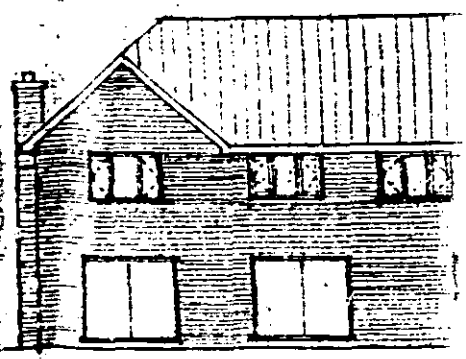
n°88A Easthampstead

RE

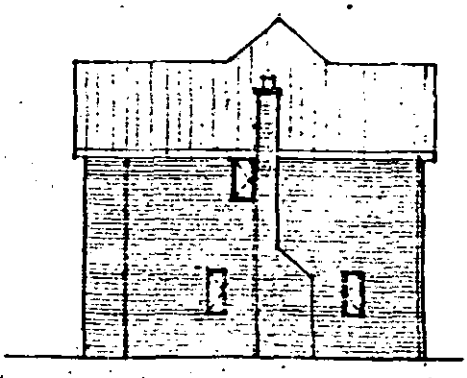




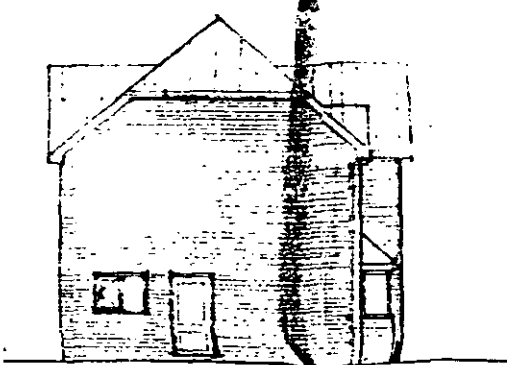
FRONT ELEVATION 1:100



REAR ELEVATION



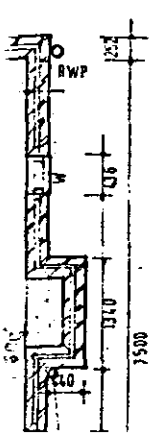
SIDE ELEVATION

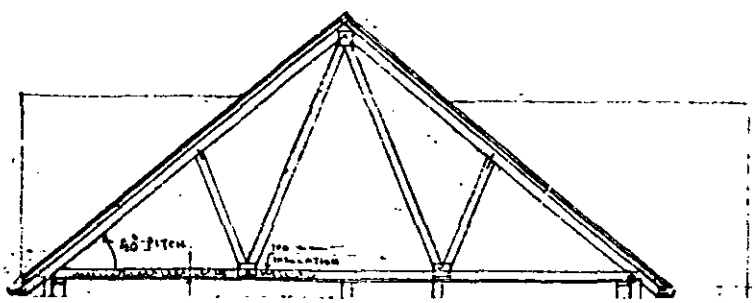


SIDE ELEVATION

notes.....

1. BUILDER TO CHECK... FROM DRAWING.
2. BUILDER TO VISIT SITE...
3. CONCRETE STRIP ... LOAD BEARING STRATA...
4. ALL CONSTRUCTION ... INSTITUTE'S RECOM...
5. ALL TIMBER TO BE TR...
6. CENTRAL HEATING R... A WALL MOUNTED B... EXTERNAL WALL
7. ALL DRAINAGE TO ... CP 301 & 304.
8. THIS DRAWING IS ... DRAWING NO. M...



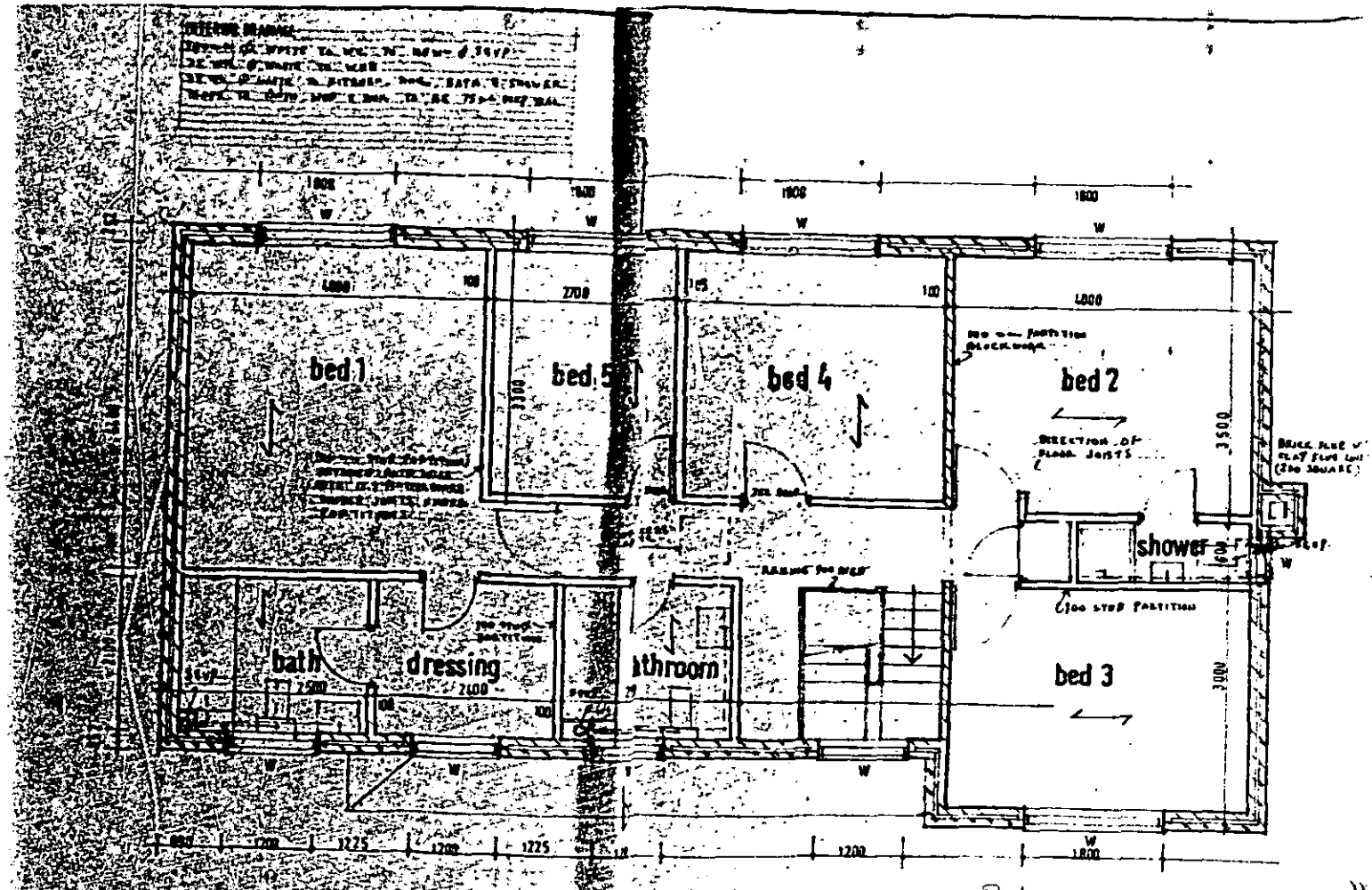


WALLS

FACING BRICKS AS APP...
50 PARTIAL CAVITY BA...
CLOSE CAVITY AT HEA...
OPEN WITH WEEP COU...
HORIZONTALLY, 450 V...
METHOD SPECIFIED NOT LES...
REINFORCED VERTICAL OPE...
CAVITY STEEL ANGLES ...
150 ON EACH SIDE...

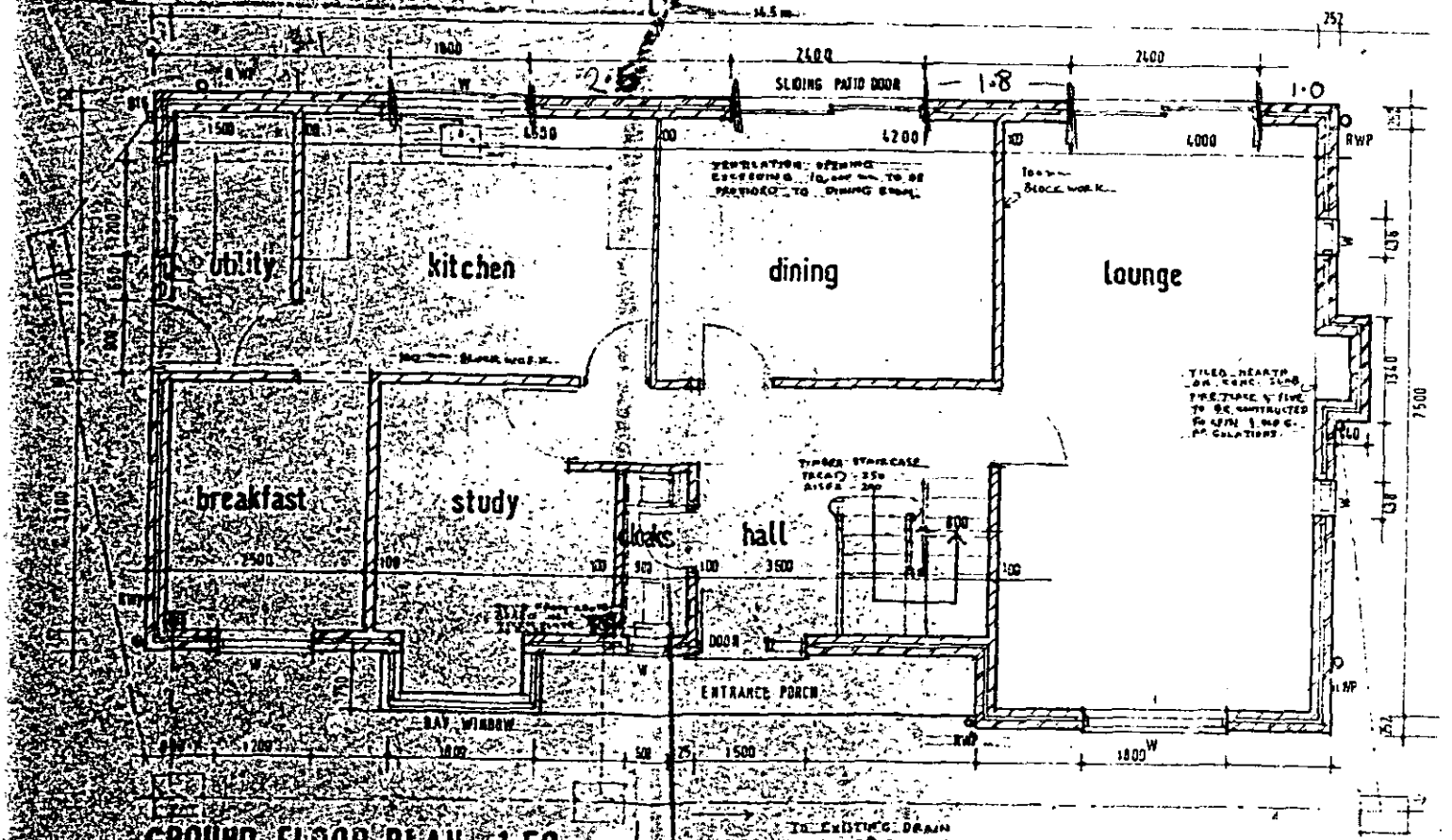
ROOF

ROOF TILES AS APPRO...
CONCRETE TILES OR SIMILA...
PRESTRESSED CONCRETE ROOF...
BY SPECIALISTS ...
AT MAXIMUM 600 CENTRES...
TO SPECIALISTS DESIGN...
MINIMUM TIMBER SECTION...
1800 GAUGE SLATING...
UPPER SLATES NAILED WITH...
DITTO STRAPPED AT MAXIMUM...
ALL STRAPS TO BE OF...
COLD WATER STORAGE...
AT LEAST 150 mm...
2 NO. 400 NO 6 PLASTIC...
AREAS SEALED WITH...
VALLEY CONTINUOUS OVER...
CLOSE MESH CONTINUOUS...



FIRST FLOOR PLAN

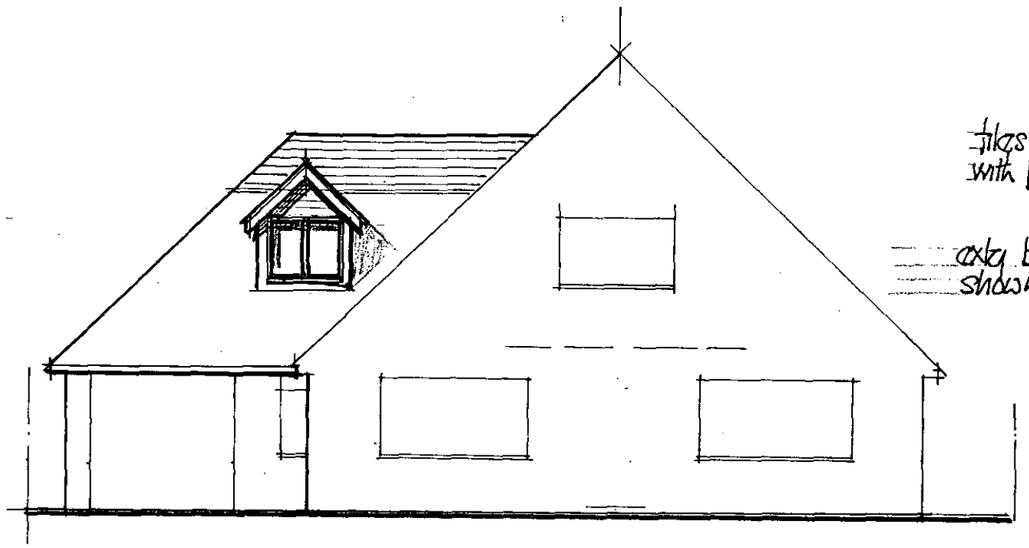
8·4 11·9 13=2·4 1·2



GROUND FLOOR PLAN 1:50

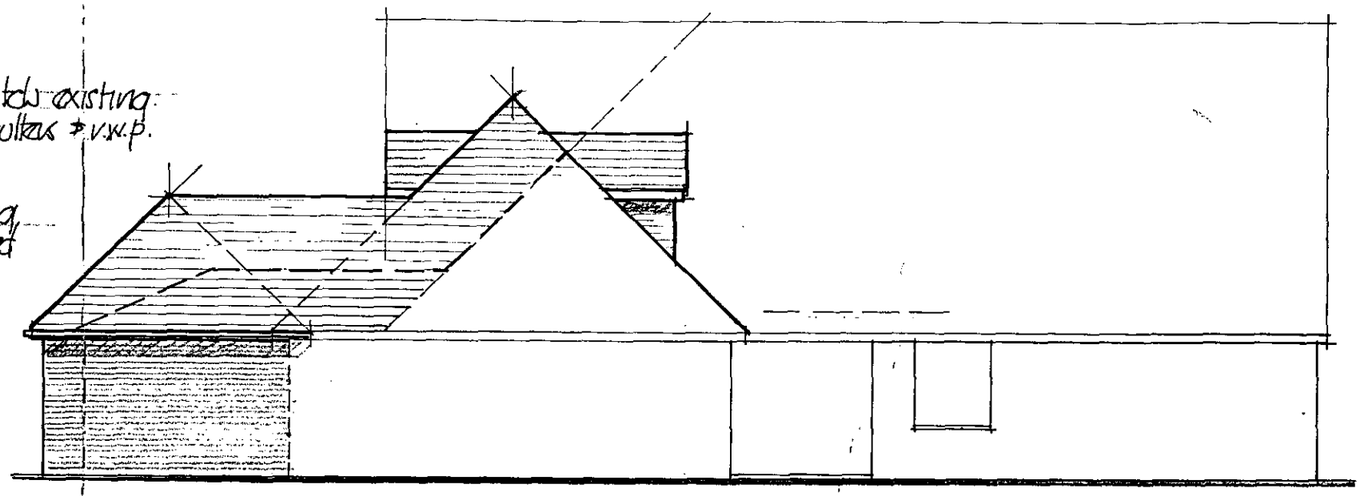
STRIP FOUNDATION TO BE PLACED AT A DEPTH TO LOCAL GROUND CONDITIONS AND APPROVED BY BUILDING INSPECTOR BEFORE CONCRETE FOUNDATIONS ADJACENT

26.NOV.2001* 5349



tiles to match existing with p.v.c. gutters & r.w.p.

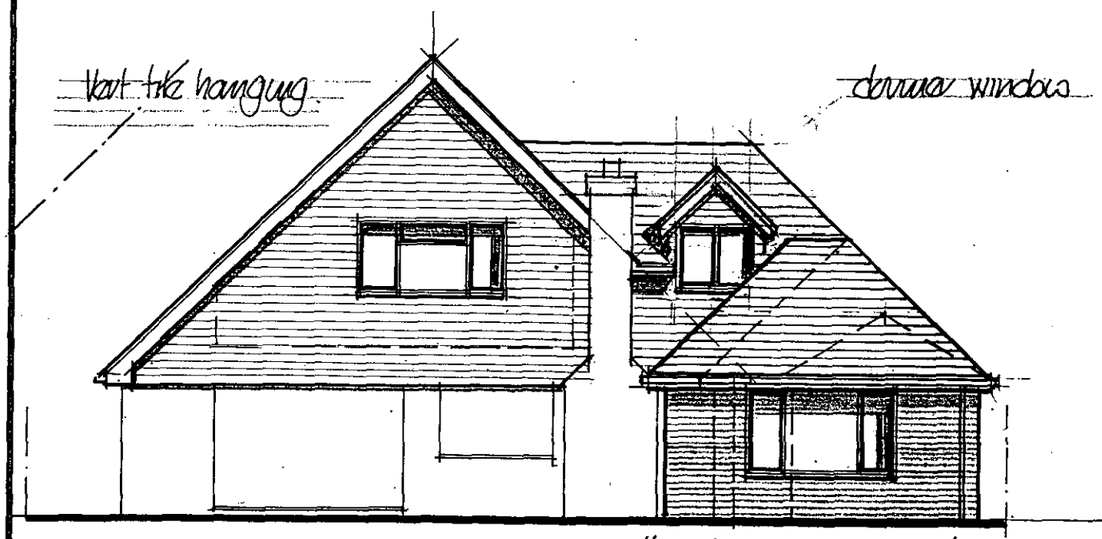
extg building shown dotted

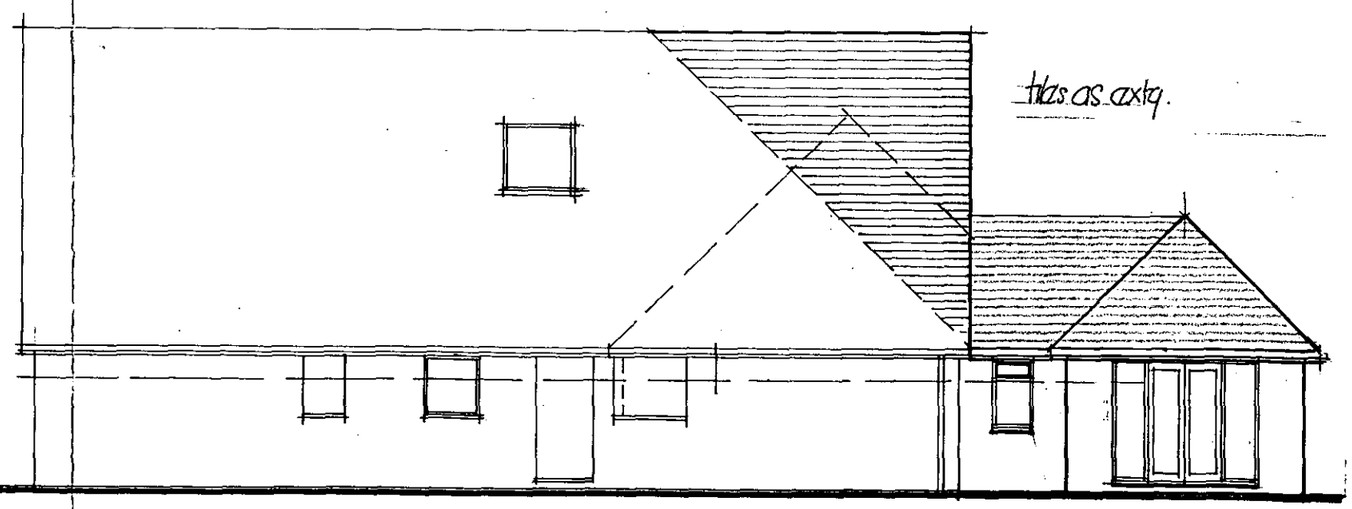


FRONT ELEVATION (SOUTH)

SIDE ELEVATION (WEST)

SUPERSEDED

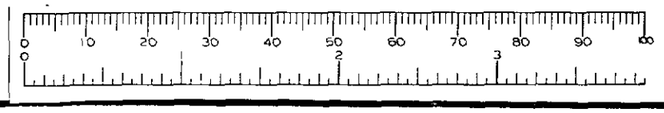




REAR ELEVATION

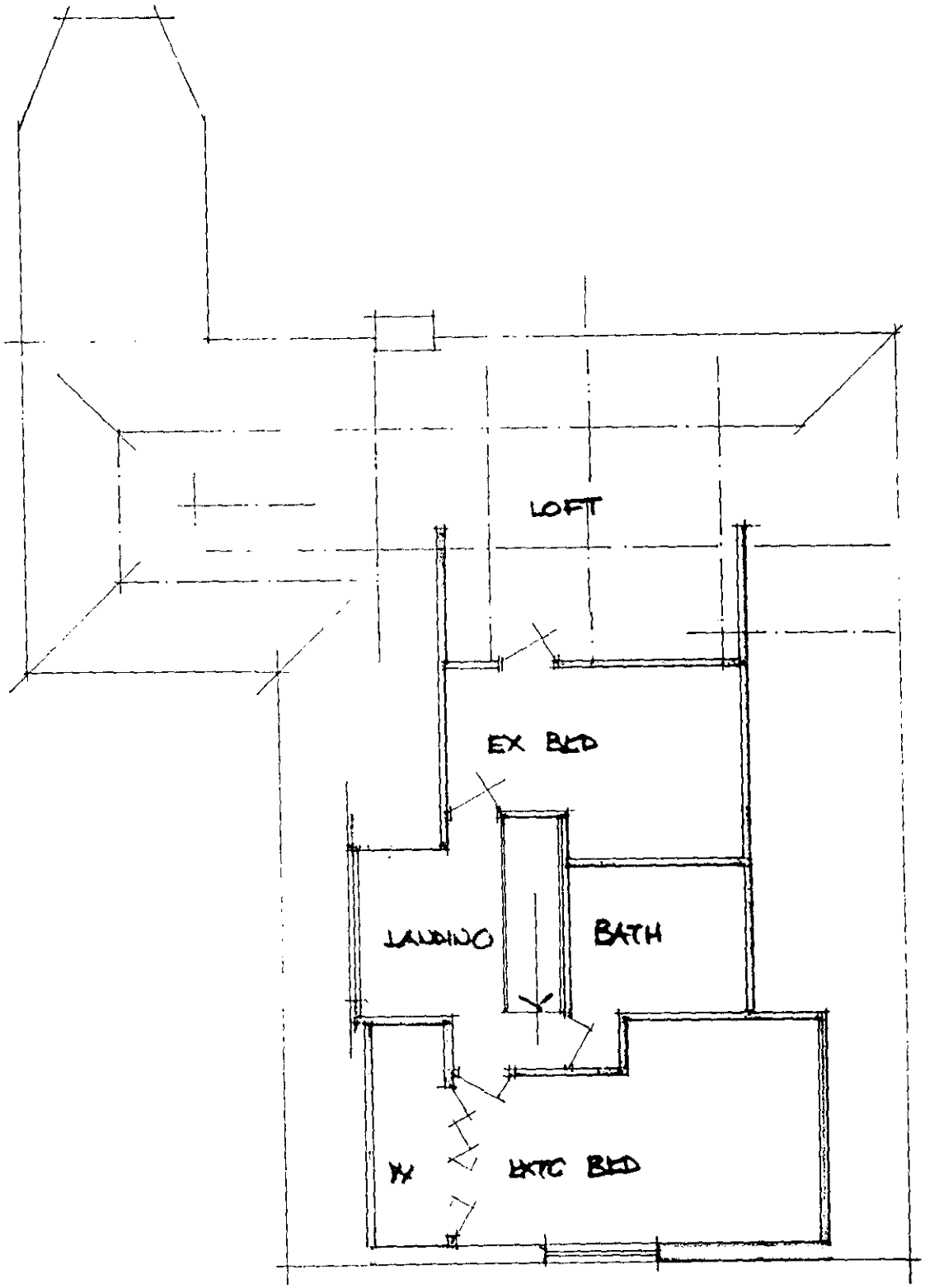
d/g U.P.V.C. windows & doors facing bricks as extg.

SIDE ELEVATION (EAST)



PROPOSED EXTENSIONS & ALTERATIONS TO:-
88 EASTHAMPSTEAD RD WOKINGHAM
DWG NO C/03301/02 SCALE 1:100 DOU 01

26.NOV.2001* 5349

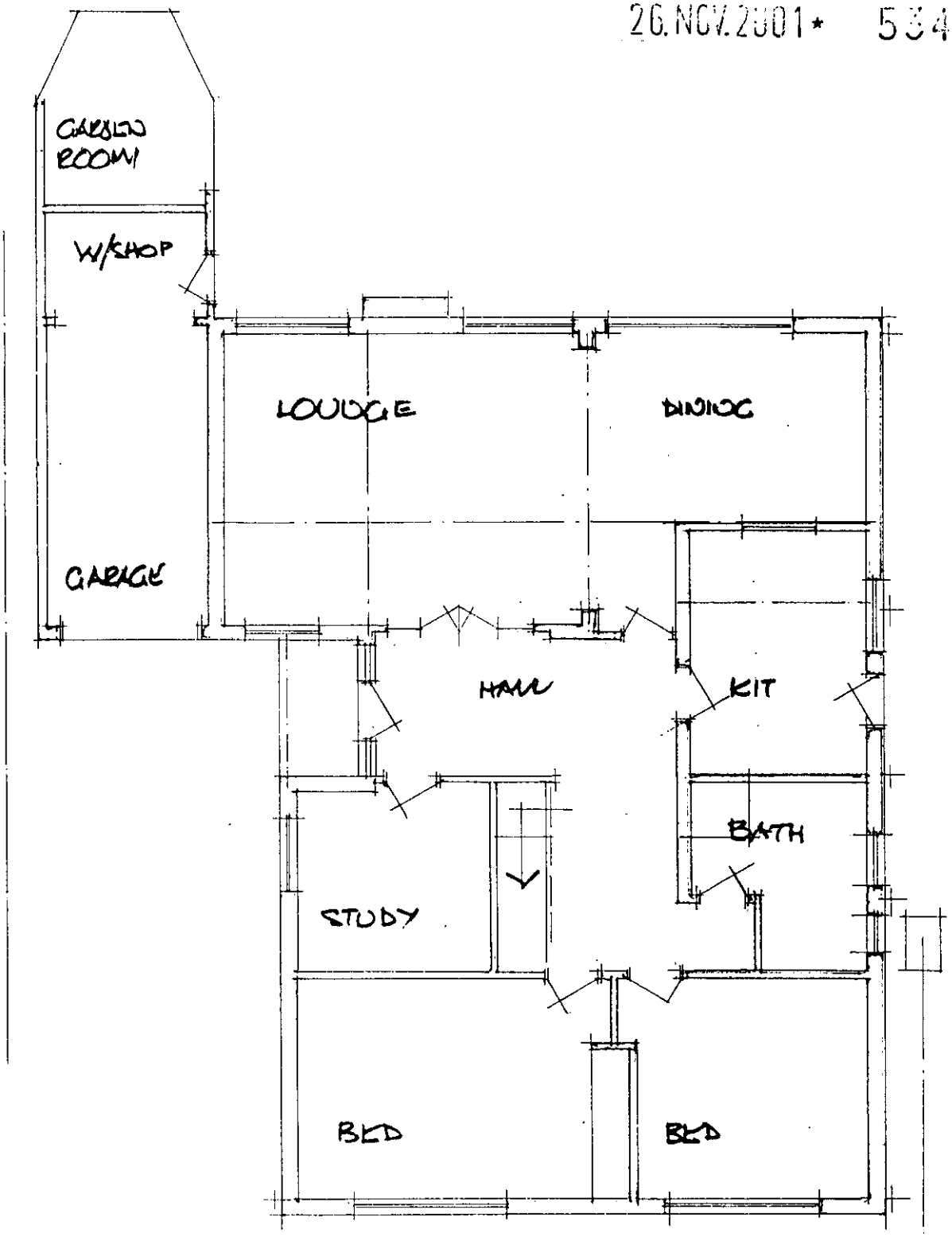


EX FIRST FLOOR 1:100

APPROVED

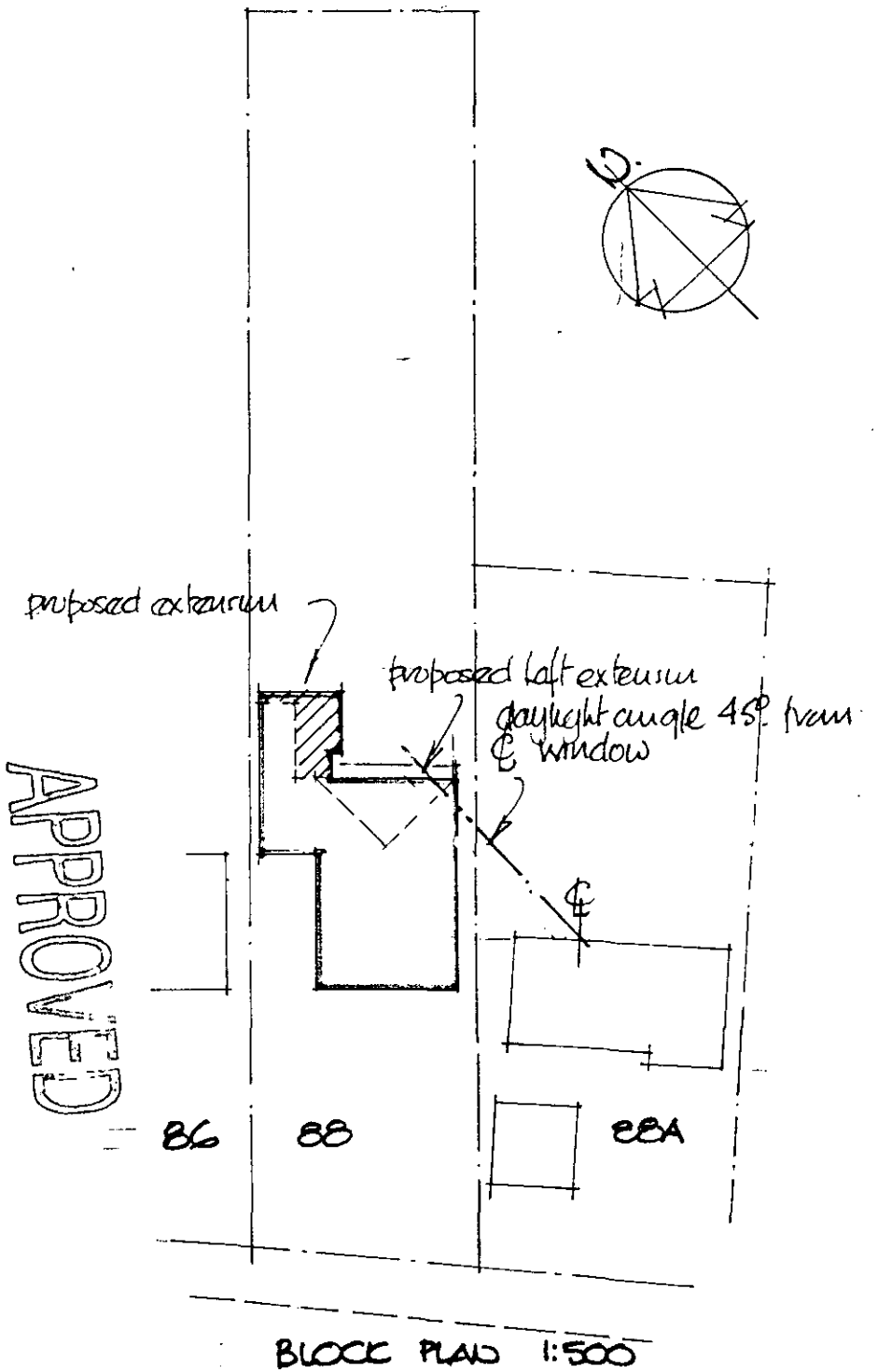
4 + study
5 + study

26.NOV.2001* 5349



EXTG GRD FLOOR 1:100

APPROVED



BLOCK PLAN 1:500

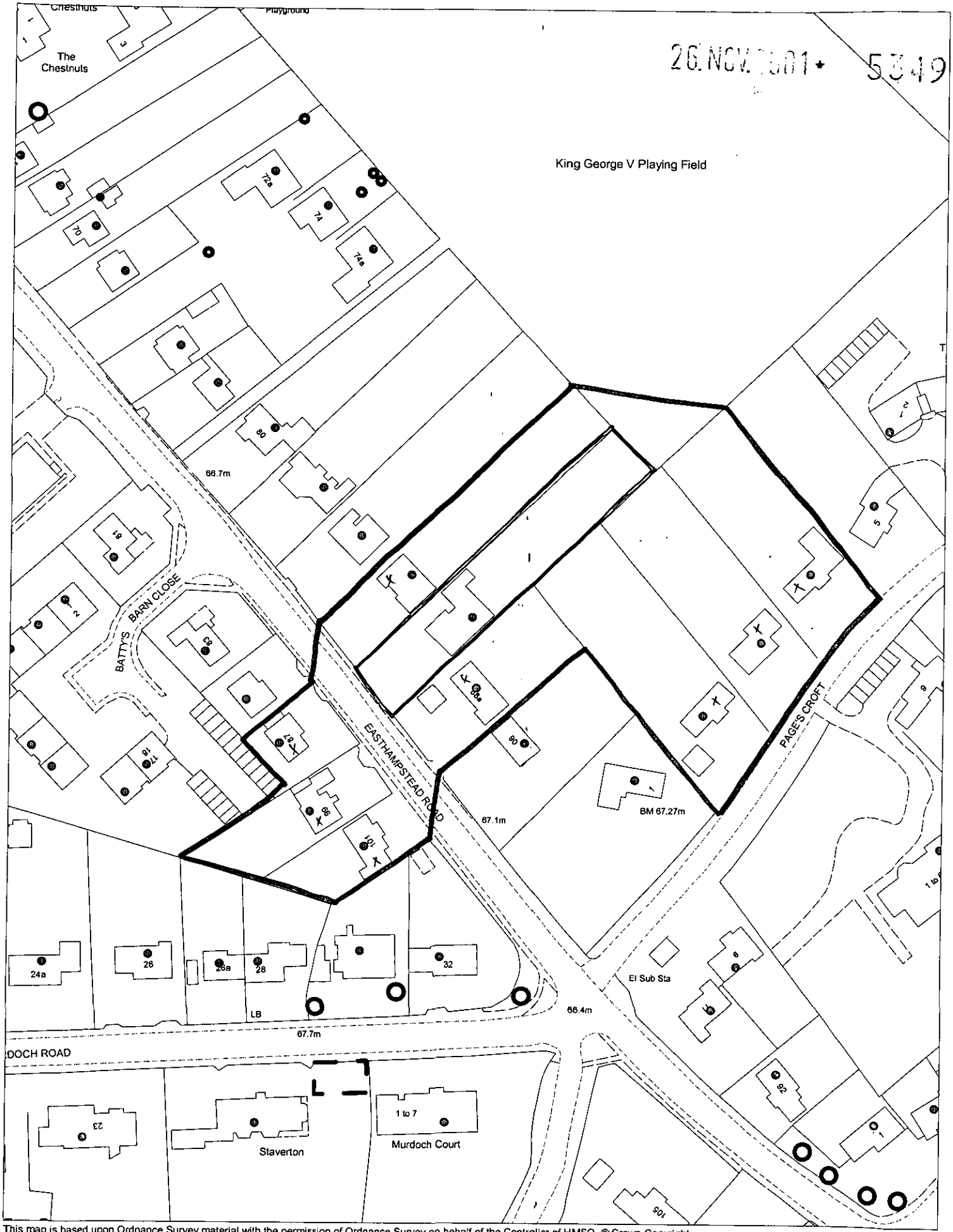
APPROVED



LOCATION PLAN 1:1250

88 EASTHAMPSTEAD RD WOKINGHAM.

29 NOV 2001 * 53419



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Development Control Section, Environmental Services, Wokingham District Council.

27 November 2001

Scale: 1 : 1250

N
W E
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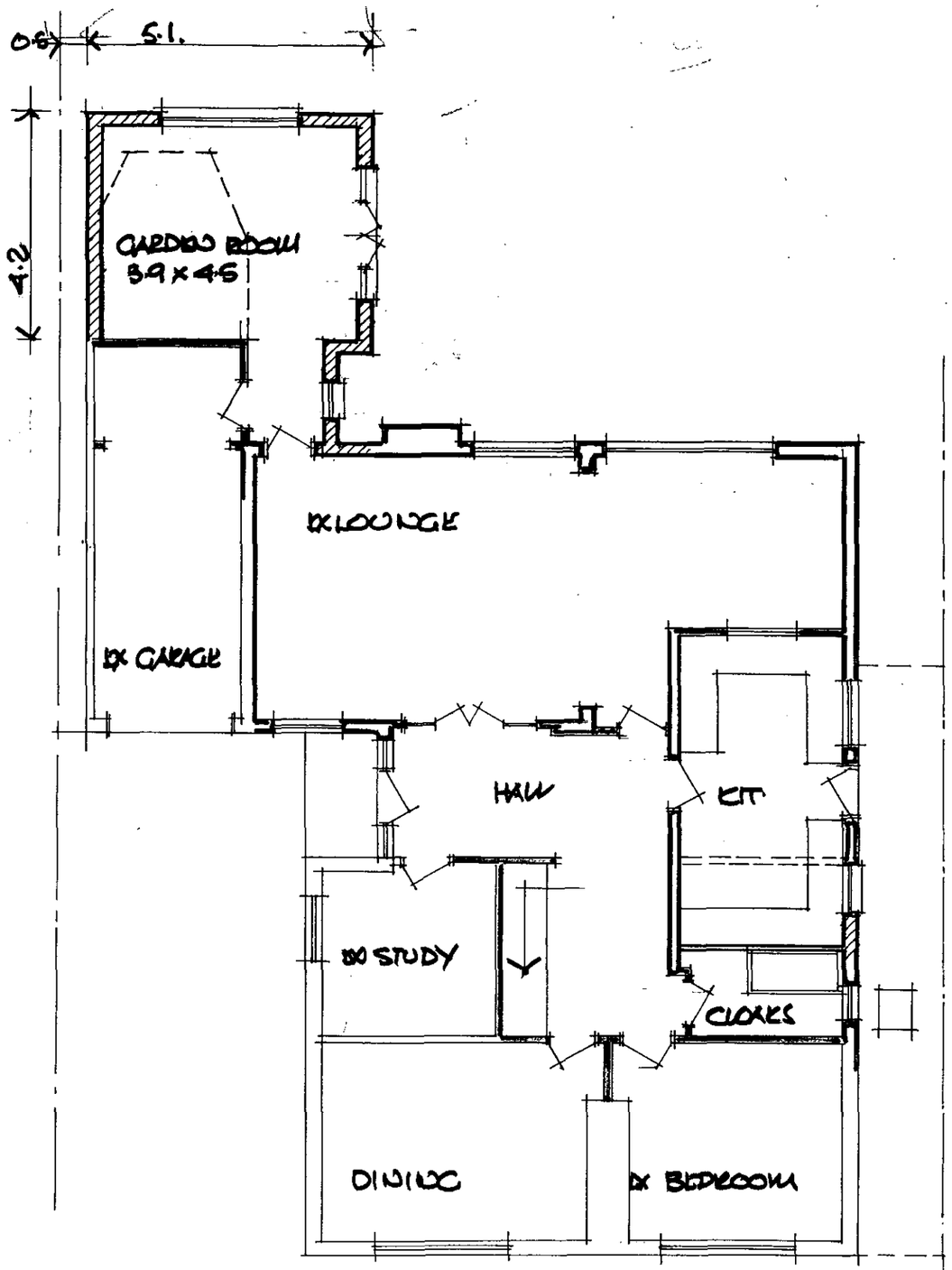
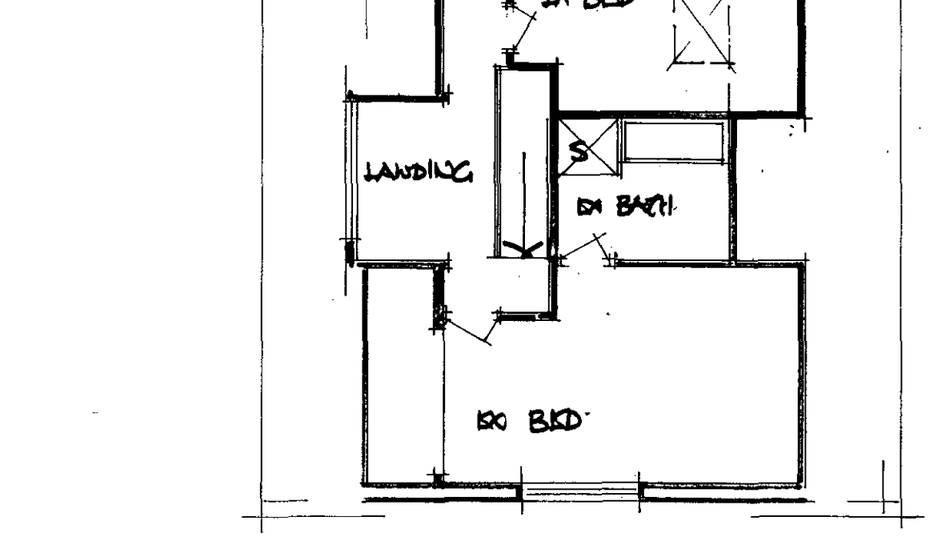
26.NOV.2001* 5349

EXTENSIONS & ALTERATIONS TO
88 EASTHAMPSTEAD ROAD WOKINGHAM
SCALE 1:100
DWG Nº C/03301/01 NOV 01



GROUND FLOOR PROPOSALS

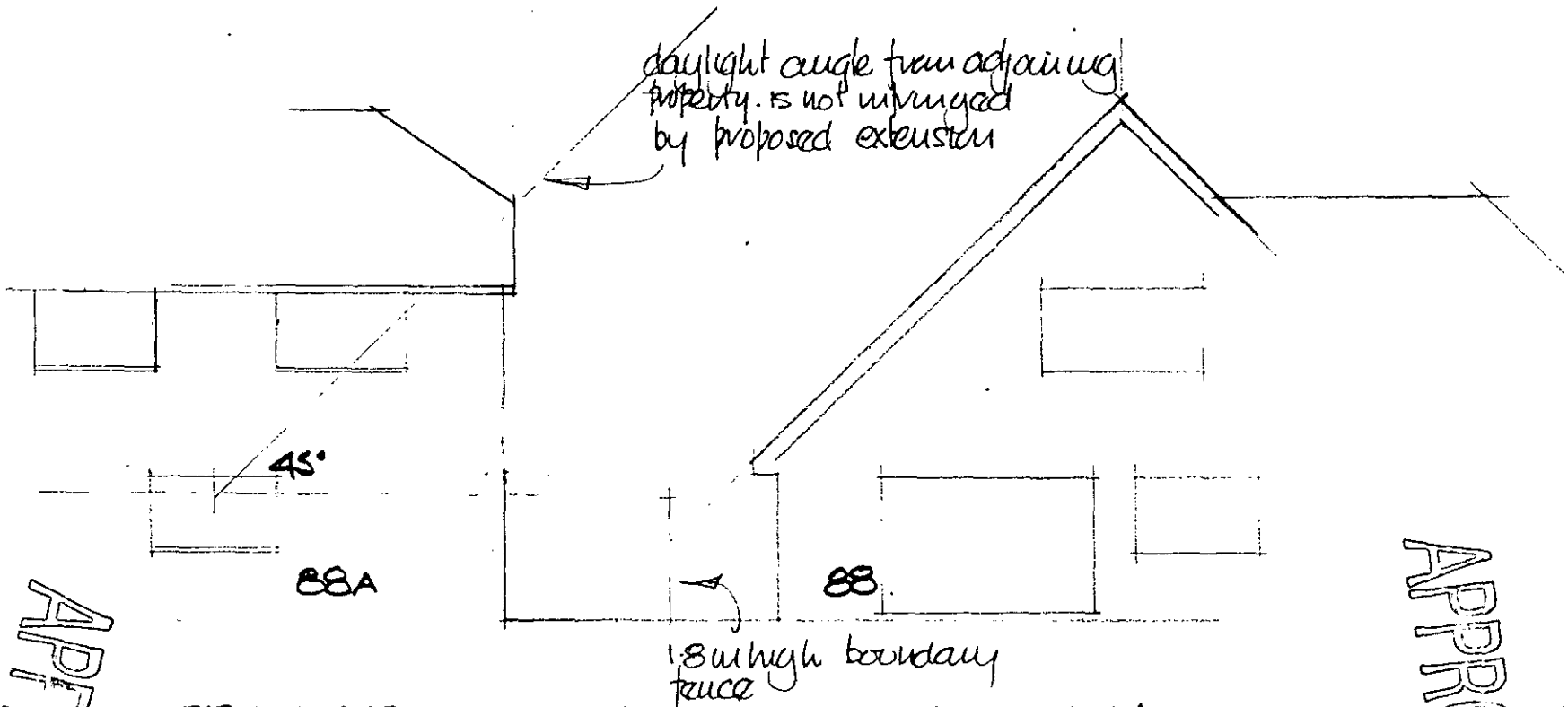


FIRST FLOOR PROPOSALS

APPROVED

9/3/02

0 10 20 30 40 50 60 70 80 90 100
0 2 3



REAR ELEVATION - DAYLIGHT ANGLES FOR INFO ONLY

APPROVED