APPLICATION NO:
F/2001/3305

LOCATION:
Oaks House Hayes Lane, Wokingham.

APPLICANT:
Mr R Newman

PROPOSAL:
Proposed installation of velux window in roof.

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Newman
Oaks House
Hayes Lane
Wokingham
Berkshire
RG414TA

Application Number: F/2001/3305

Parish: **BARKHAM**

Location: **Oaks House, Hayes Lane, Wokingham.**

Proposal: **Proposed installation of velux window in roof.**

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.

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.

Informative

1. 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 STV2 and SC19.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/03/2001

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.

Received by Wokingham District Council

Application No: F/2001/3305

Proposal:
Proposed installation of velux window in roof.

Location:
Oaks House, Hayes Lane, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. 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 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

12 February 2001

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

Tel: 0118 974 6480

Date: **12 February 2001**

My ref: F/2001/3305

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2001/3305
Oaks House, Hayes Lane, , Wokingham.
Proposed installation of velux window in roof.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3305**
Oaks House, Hayes Lane, , Wokingham.
Proposed installation of velux window in roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3305

Applicant : Mr R Newman .

Location : Oaks House, Hayes Lane, , Wokingham.
Proposal : Proposed installation of velux window in roof.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20.02.01.....

Date Registered : 05/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

This application will have expired on: 02/04/2001. 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 :

1) impact upon neighbouring properties
2) impact upon street scene
3) impact upon character of Rural Area + Area of Special landscape importance

Application Number: F/2001/3305

Appraisal :

The proposed development is for the insertion of a Velux window to the South West Side/rear elevation of the property, to allow extra light to the upstairs landing. The property is detached and located ~~on~~ within a residential pocket of the rural area + within an area designated as 'Area of Special Landscape Importance'.

1) Impact upon neighbouring properties :

The property is sat at least 25m from its closest neighbour + is well screened; it is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the Street Scene :

The proposed Velux window would not be visible from Hayes Lane and the Velux used would match existing. It is therefore considered that there would be no adverse effects upon the Chorcter of the Street Scene.

3) Impact upon the Character of the rural area + area of Special Landscape Importance.

The proposal development is very small scale, would not be visable from the Street and would match existing Velux windows already in place on the dwelling. It is therefore considered that the proposal would have no significant impact upon the Chorcter of either the rural area or its designation as a area of Special Landscape Importance.

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

Application Number F/2001/3305
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Oaks House Hayes Lane Wokingham.

APPLICATION NUMBER: F/2001/3305

OFFICER: Helen Pollock

DATE OF SITE VISIT: 22/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – on front gate

2. DESCRIPTION OF SURROUNDINGS Rural / residential large detached dwellings in own land

3. DESCRIPTION OF SITE/BUILDING modern detached dwelling integral double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 4 + on driveway

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

V. large distance from all other property.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 FEB 2001	Map No. 82 Site 1:09
Officer: HP Application No. F/2001/3305	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED INSTALLATION OF VELUX WINDOW IN ROOF

Location: OAKS HOUSE HAYES LANE

Parish: BARKHAM Ward: Barkham 12.02.01 B

Applicant: MR R NEWMAN

restrictive condition.

Fee Received 00-00 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 : 12.02.01 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: (Rural Area
Area of Special Landscape Imp.)
.....
.....
No pre-apps.

NEIGHBOURS:

S/N + See map

1933

ADDRESS Oaks House Hayes Lane PARISH Barham

PLOT No. ORD. SHEET No. 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15190	MRS. D. KINCAID	O/L.	9.4.81	REF
23288	"	BUNGALOW	4.6.85	REF
29813	"	"	14.6.88	CLA
40597	MR & MRS R NEWMAN	FIELD TO PADDOCK & GARDEN	09.6.93	CLA

MINISTRY DECISION 23288 - APPEAL GRANTED - 1.8.55

SPECIAL ORDERS PDEnq - Velux Window - Mr Newman 24.01.01

Environmental Services

For office use only.
Application number:

05.FEB.2001 * 3305

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	Mr. R. NEWMAN
	Address and postcode	OAKS HOUSE HAYES LANE, BARKHAM WOKINGHAM BERKS RG41 4TA
	Phone number	0118 9891506
2	Agent's Name	
	Address and postcode	N. A
	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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	INSTALLATION OF VELUX WINDOW IN UPSTAIRS LANDING
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.	N.A Yes ☐ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	GLASS
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.	N.A. Yes ☐ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	N.A Yes ☐ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N.A. 5	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.	N.A. 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.		
	CONDITION 4 OF PLANNING PERMISSION 29813		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: R. Wells on behalf of N.A.

Date 30 January 2011

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3305**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



05 FEB 2001 ★ 5505

Site Plan, Scale: 1 to 2500

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Date: 30 January 2001

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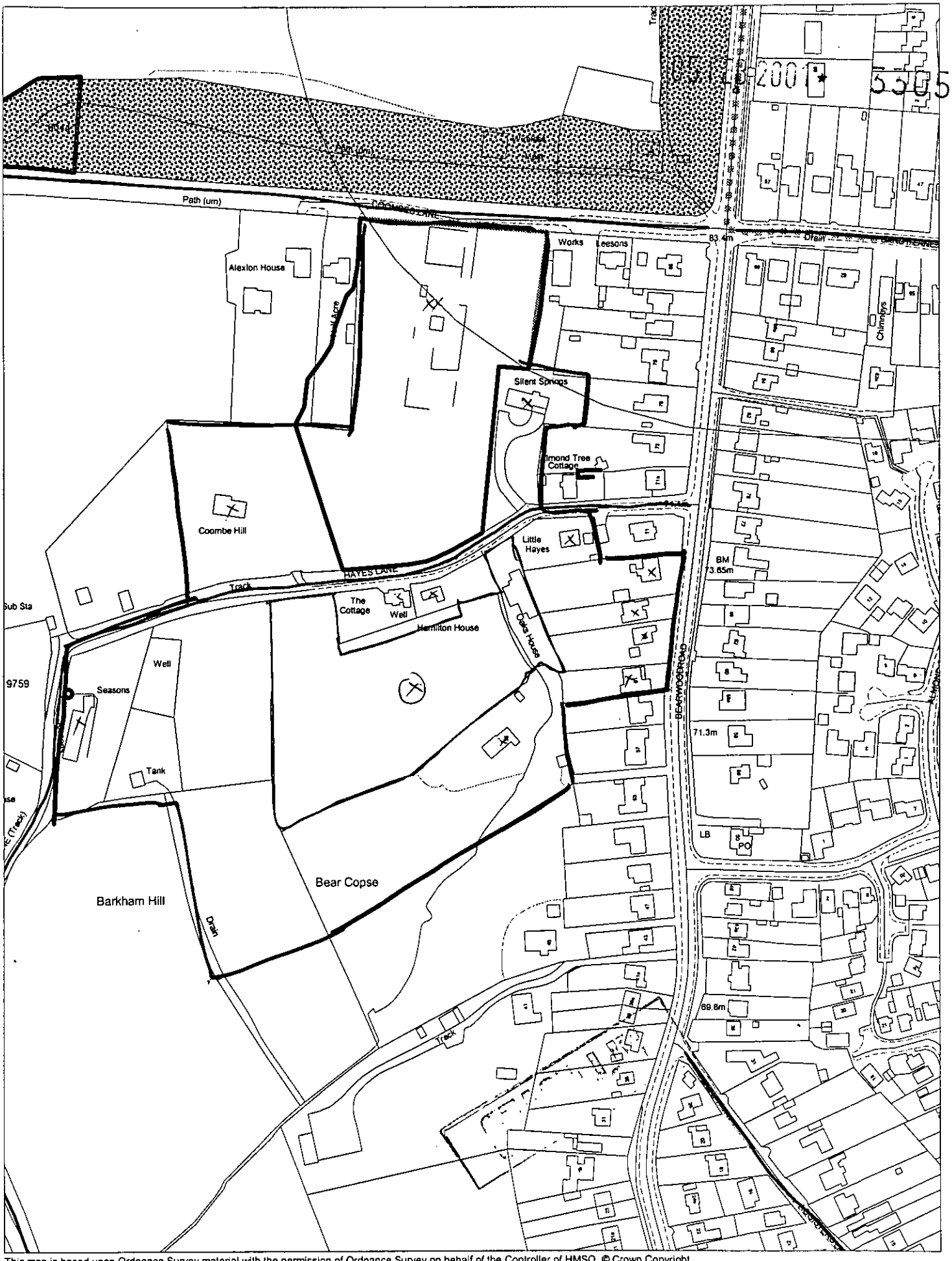

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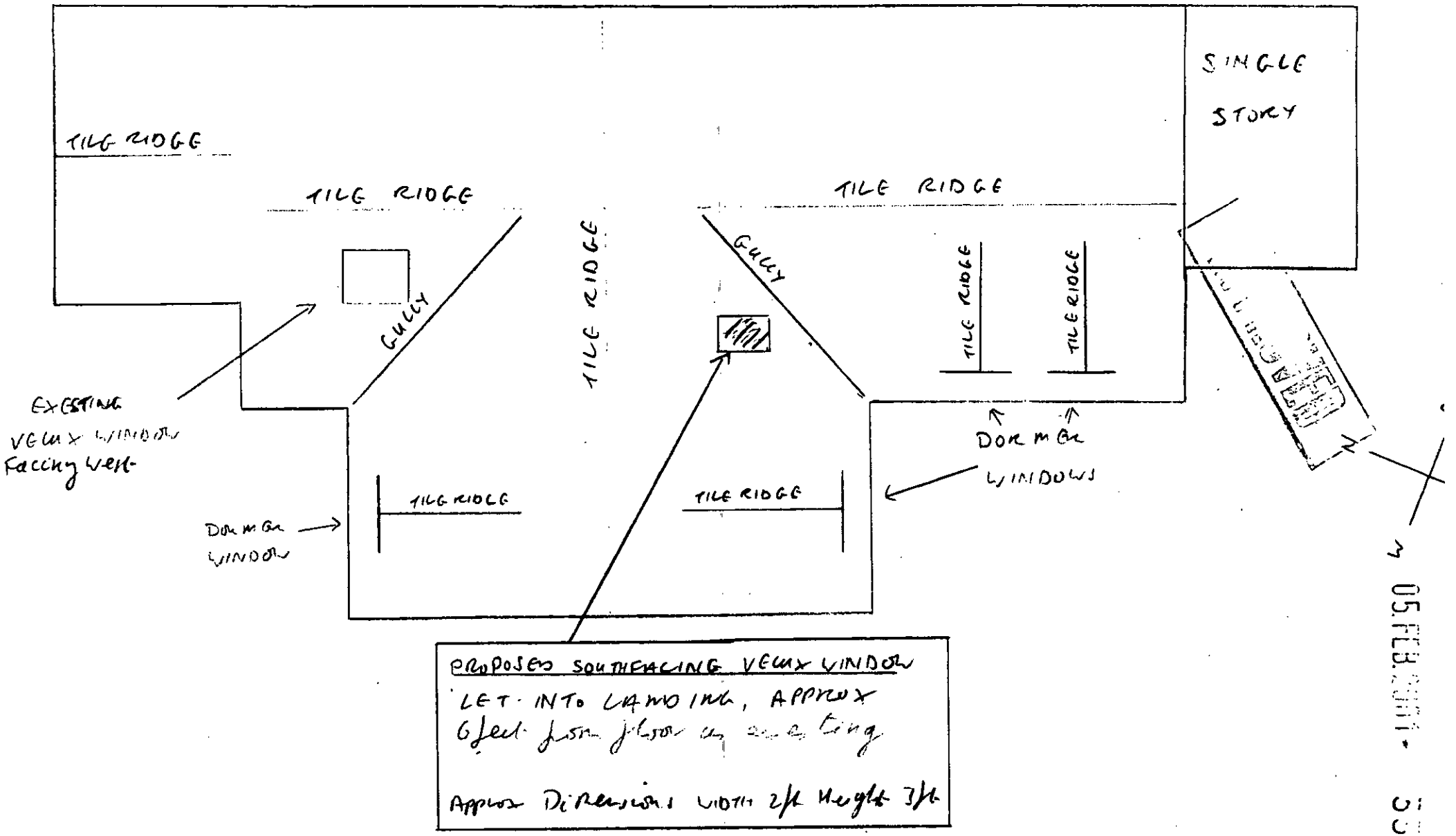
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 2500

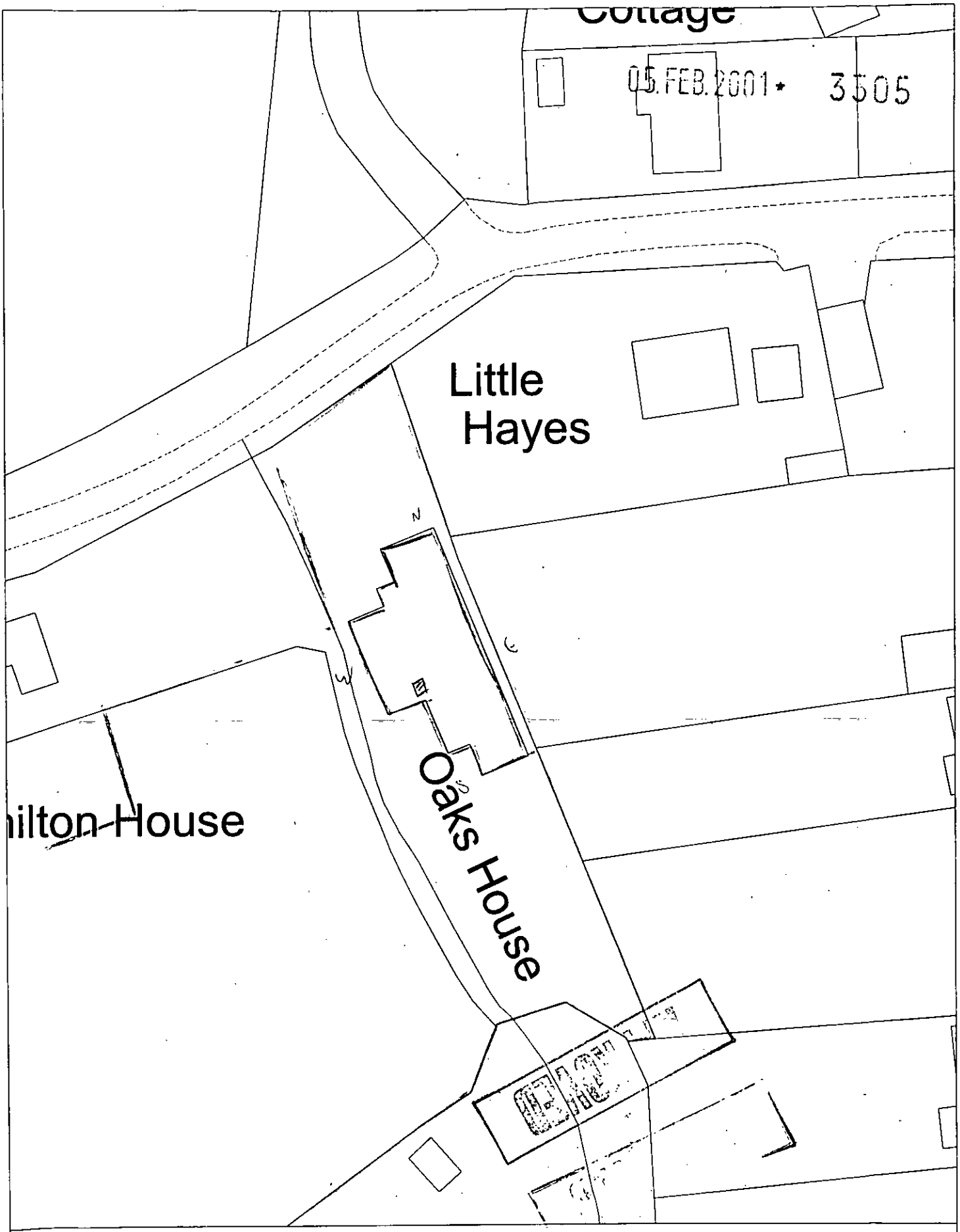
N W E S

AERIAL VIEW OF OAKS HOUSE APPROX SCALE 1 100



05 FEB 2001

R NEWMAN
30th Jan 2001



Site Plan, Scale: 1 to 500

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Date: 30 January 2001

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