SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-256
LONDON OFFICE Tel.071-377-1777 Fax.071-247-

APPLICATION NO:
F/2001/3485

LOCATION:
88 Oxford Road, Wokingham.

APPLICANT:
Mr Swain C/O Excel Design Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 30/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

Client:

05 MAR 2001 3485

Mr Swain
88 Oxford Road
Wokingham
Berkshire

Project:

Single Storey Rear Extension

Location:

88 Oxford Road
Wokingham
Berkshire

APPROVED

Excel Design
XL01691

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	✓
18	Section	

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION: Drawing List	
PROJECT:	Single storey rear extensions.	SCALE:	DRAWING No: 01691/ 2
DATE:	January 2001	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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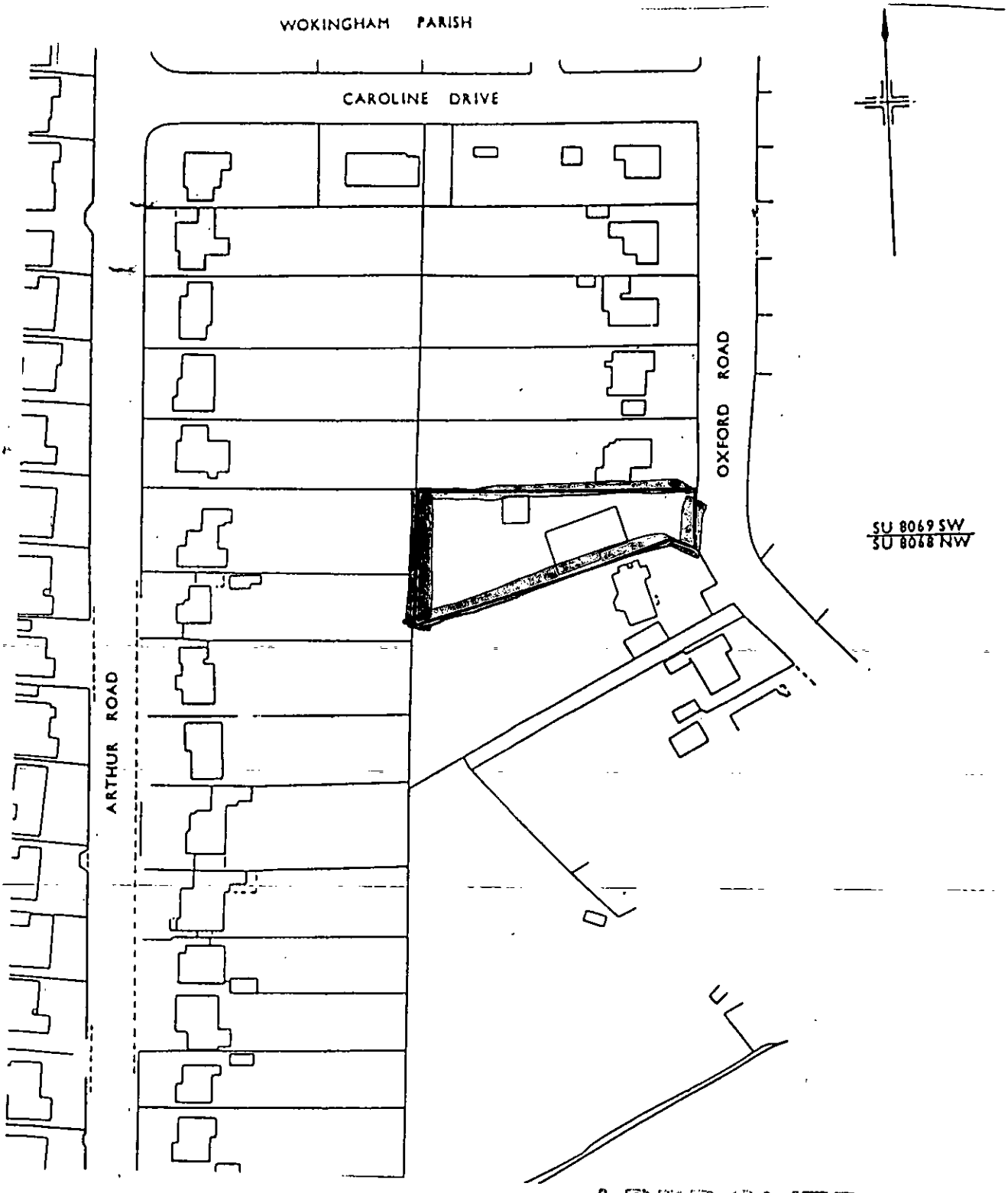

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Location Plan		
PROJECT:	Single storey rear extensions.	SCALE:	1:2500	DRAWING No:	01691/ 3
DATE:	January 2001	REVISION:			

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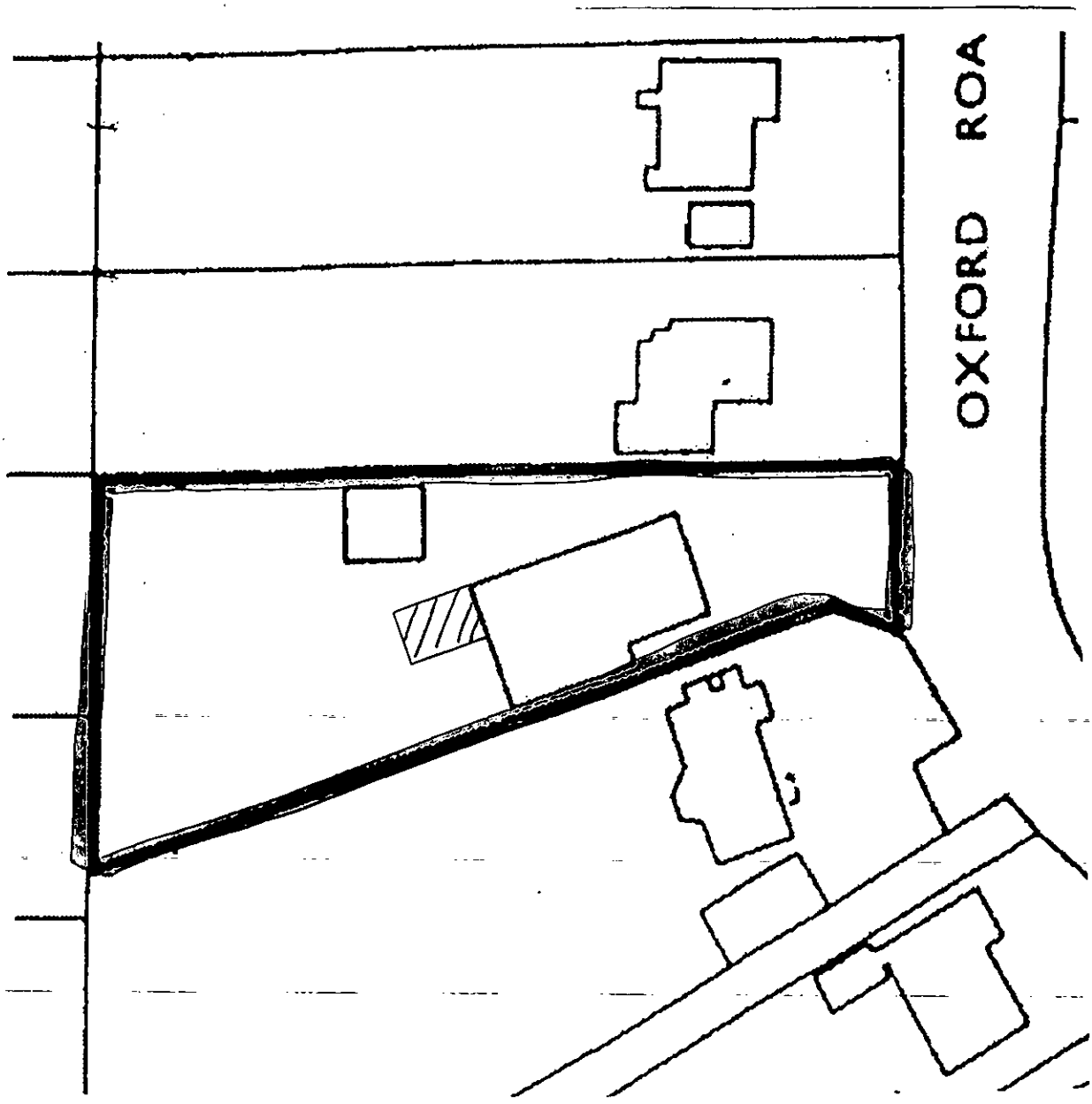

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Block Plan		
PROJECT:	Single storey rear extensions.	SCALE:	1:500	DRAWING No:	01691/ 4
DATE:	January 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CD 11/3/01

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing. 25 mm T & G floor boards on 200 x 50 mm joists at 400 mm c-c. Remove all vegetation below sub fllor.

4. EXTERNAL WALLS
Facing brickwork and render on block work to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
None

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes and design as shown on section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing unless otherwise stated. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey rear extensions.	SCALE:	DRAWING No: 01691/ 5
DATE:	January 2001	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

12. MECHANICAL VENTS
None

13. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to existing system or new soakaways in garden as directed by Building Inspector. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

14. F.W. DRAINAGE
None

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION: Notes	
PROJECT:	Single storey rear extensions.	SCALE:	DRAWING No: 01691/ 6
DATE:	January 2001	REVISION:	

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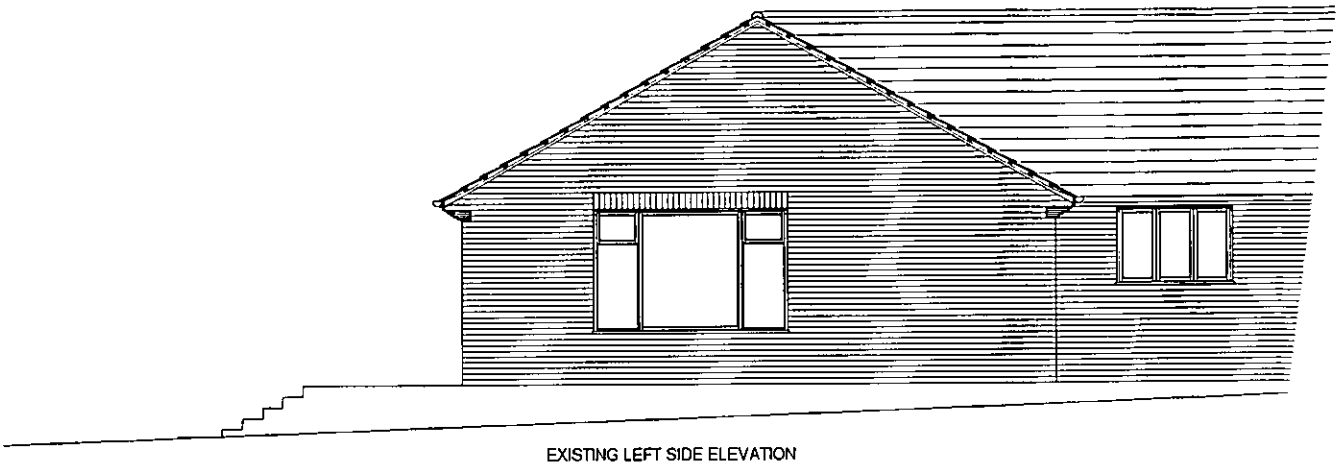
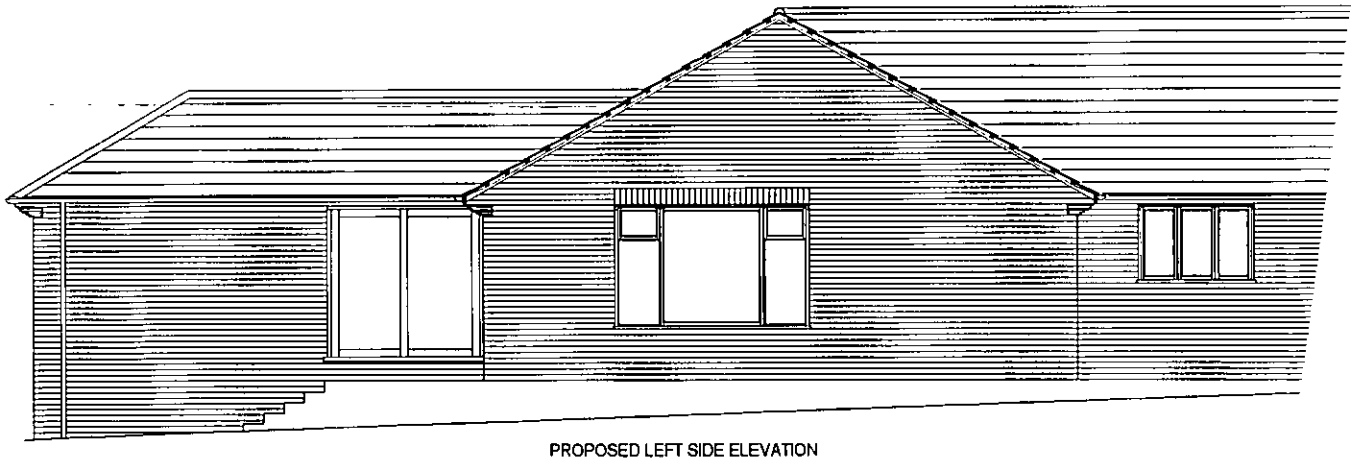


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Left Side Elevations	
PROJECT:	Single storey rear extensions.	SCALE:	1:100	DRAWING No: 01691/ 9
DATE:	January 2001	REVISION:		

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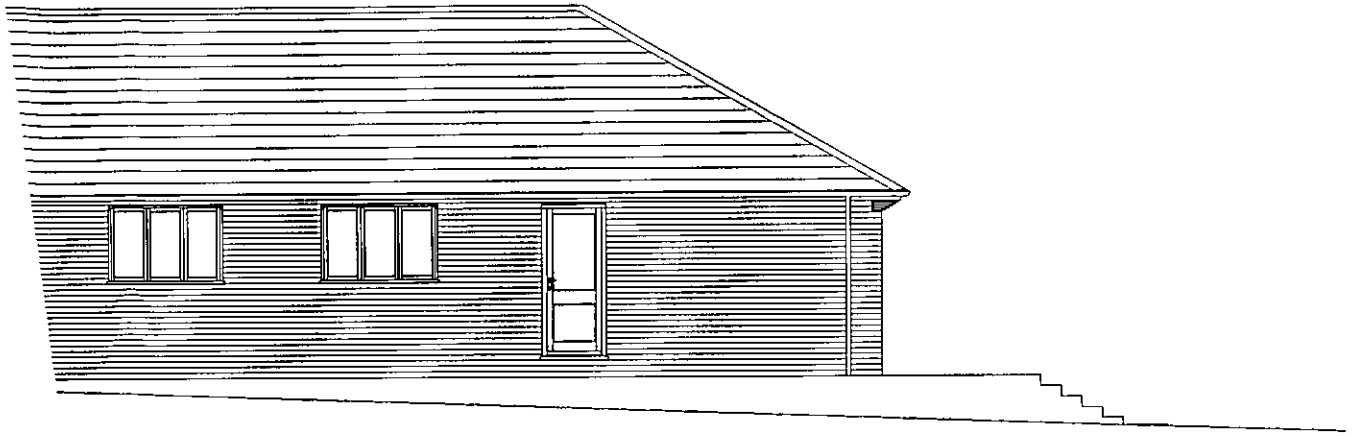
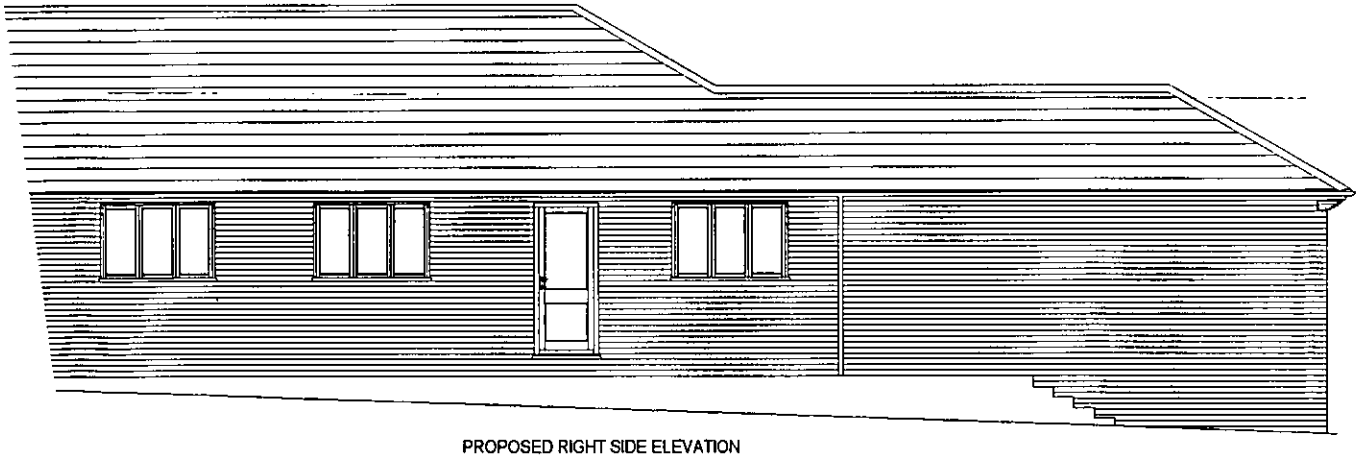
9 11/3/01



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey rear extensions.	SCALE:	1:100	DRAWING No:	01691/ 10
DATE:	January 2001	REVISION:			

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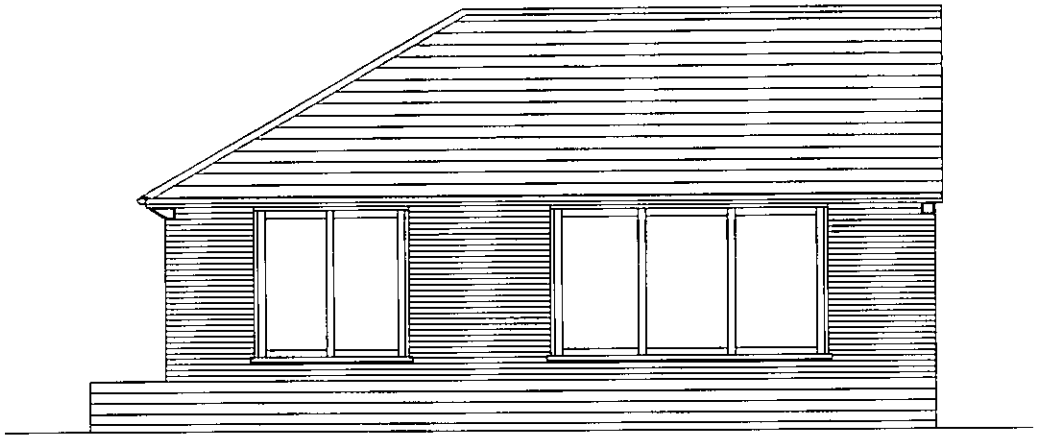
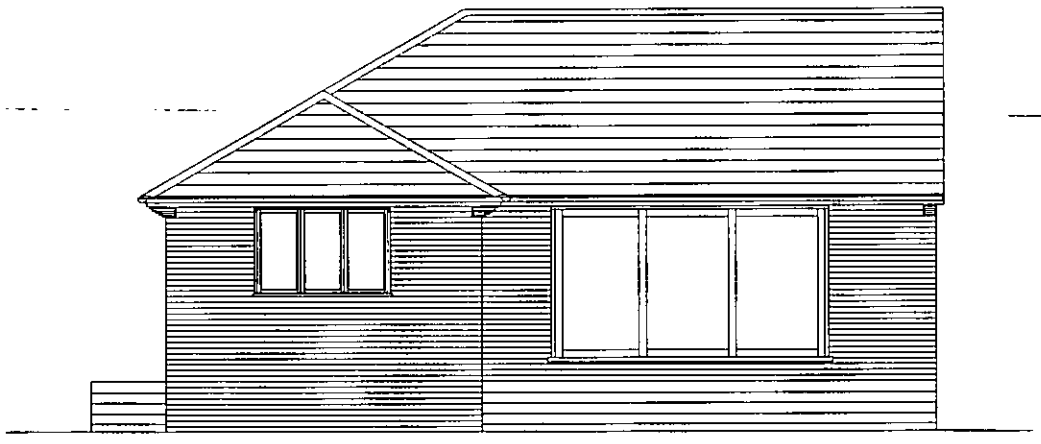


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey rear extensions.	SCALE:	1:100	DRAWING No:	01691/ 11
DATE:	January 2001	REVISION:			

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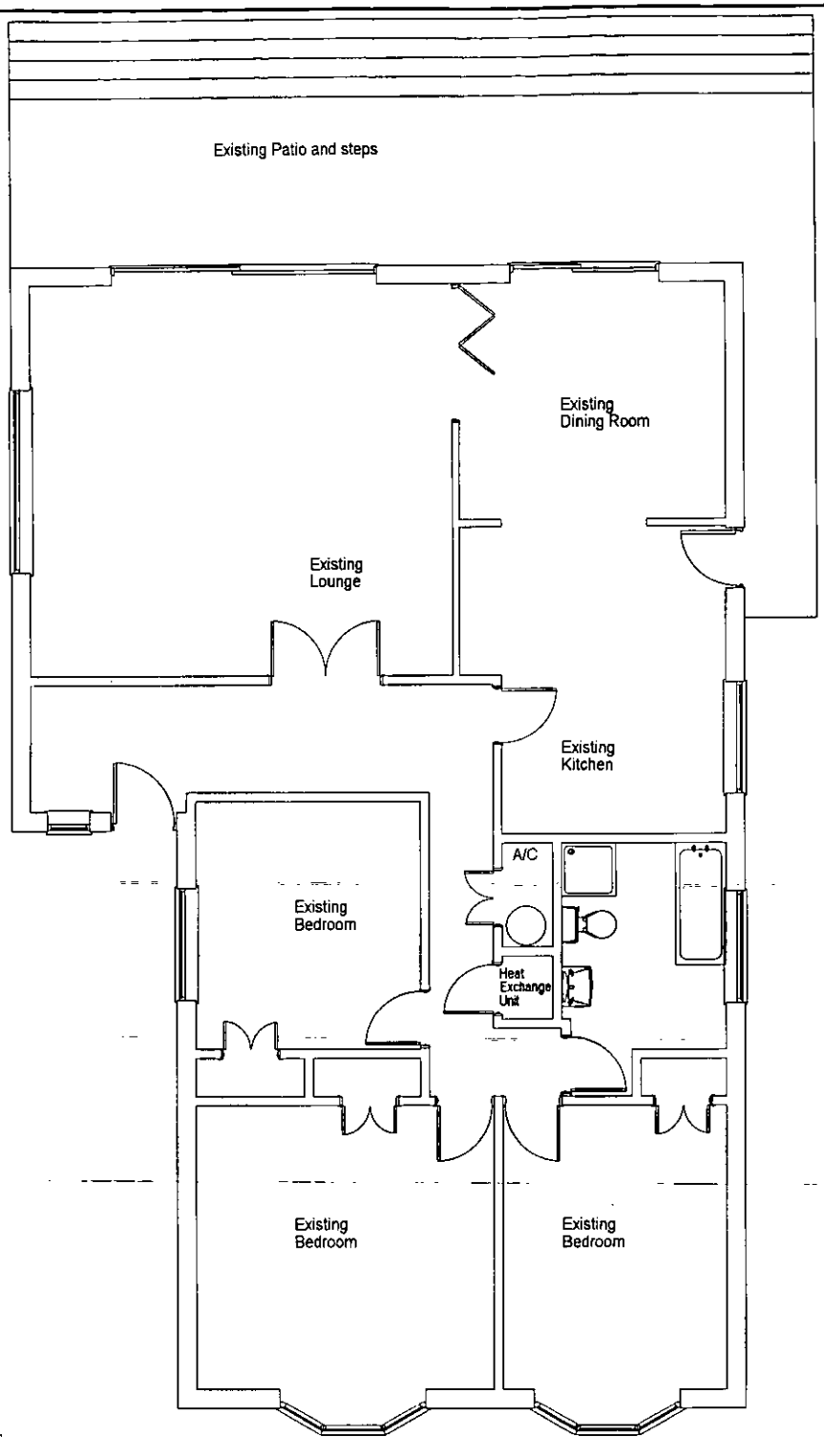

EXISTING GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extensions.	SCALE:	1:100	DRAWING No:	01691/ 12
DATE:	January 2001	REVISION:			

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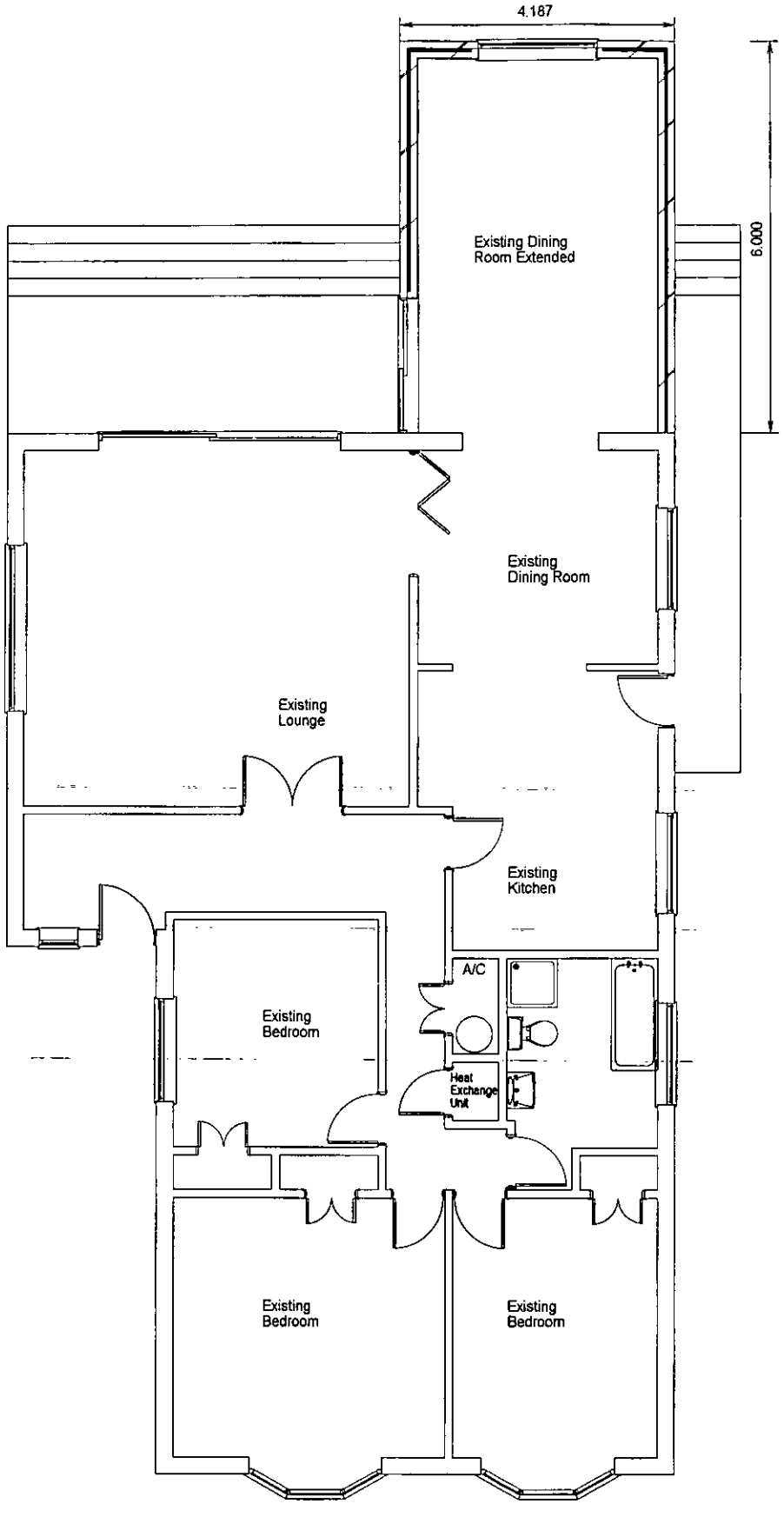

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey rear extensions.	SCALE:	1:100	DRAWING No:	01691/ 13
DATE:	January 2001	REVISION:			

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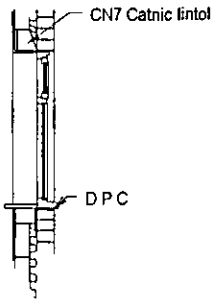
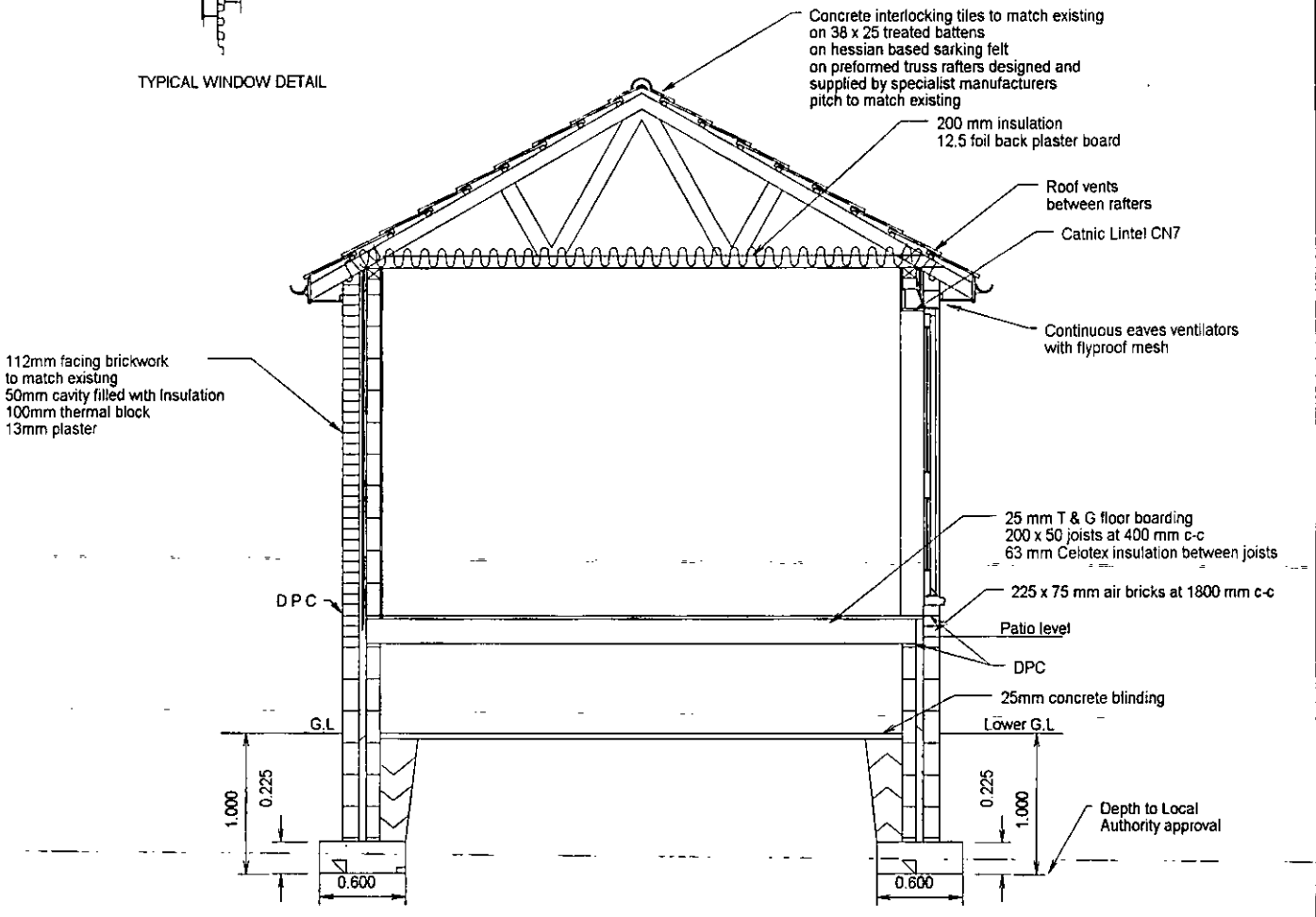


TYPICAL WINDOW DETAIL



APPROVED

CLIENT:	Mr Swain, 88 Oxford Road, Wokingham, Berks.	DESCRIPTION:	Section		
PROJECT:	Single storey rear extensions.	SCALE:	1:50	DRAWING No:	01691/ 17
DATE:	January 2001	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

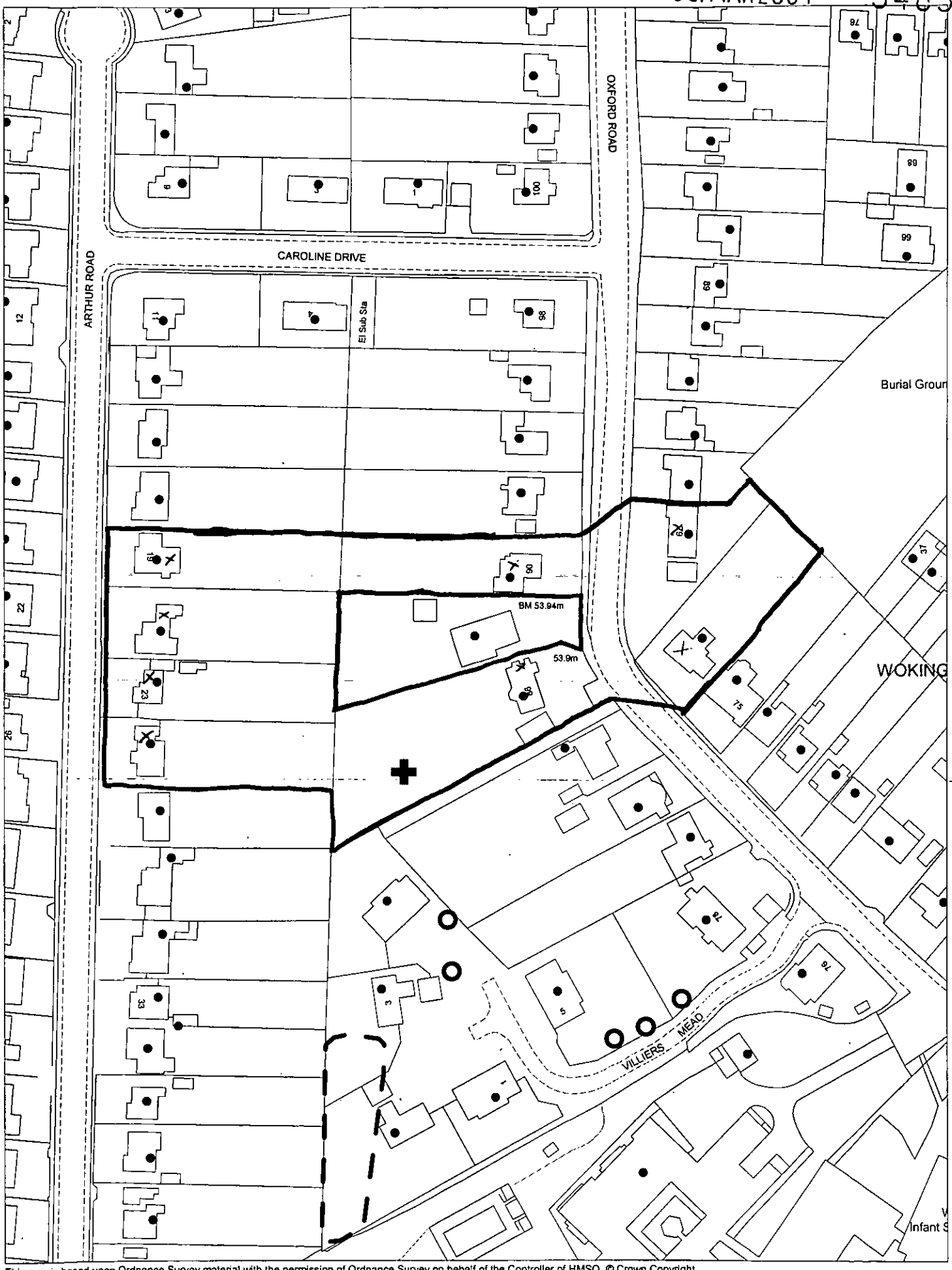
Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design

05.MAR2001* 3485



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Development Control Section, Environmental Services, Wokingham District Council.
7 March 2001 Scale: 1 : 1250

N
W E
S

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Swain
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2001/3485

Parish: **WOKINGHAM**

Location: **88, Oxford 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 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. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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 STV1/6 and SBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3485 AT
BUILDING CONTROL NUMBER	A 2001/1639 Paul
~~APPLICANT~~/AGENT	Excel.
ADDRESS OF SITE	88 Oxford Road CROKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01691/4	01691/4
ELEVATIONS	9,10,11	9,10,11
FLOOR PLANS	13	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC NECESSARY-NOT RECEIVED		
APPLIC RECEIVED & APPROVED	23/4/01	
APPLIC RECEIVED-NO DECISION		
APPLIC REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3485

Applicant : Mr Swain C/O Excel Design Ltd.

Location : 88, Oxford Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 30/04/2001. 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 :

WTC: No Objection

Neighbours: No comments received.

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2001/3485

Appraisal:

The proposal is for single storey rear extension to a previously extended detached single storey bungalow to form a dining room extension.

The proposed single storey side extension will be 4.2 metres wide and will project 6 metres towards the rear garden. To be constructed in brick with a hipped, pitched tiled roof. The eaves height of the roof will be 3.2 metres with a ridge height of 4.5 metres, 1.1metres below the main ridge height. There will be three new windows, but they will not cause any overlooking of neighbouring properties.

Enclosed rear garden where the ground level is 0.7 metres lower than the level of the bungalow.

1) Impact on neighbouring properties

No.86, to the south east, 2-storey detached house, footprint set forward of proposal towards the road. It is considered that due to the orientation and boundary treatments, which consist of 2.4 metre high fence the occupants of this property will not be affected.

No. 90, to the north, 2-storey detached house, footprint set forward of the proposal towards the road. It is considered that due to the orientation and distance away, the occupants of this property will not be affected.

Due to the distance and boundary treatments which include 2 metre high Laurel bushes and 4 metre high hedging the neighbouring properties to the east will not be affected by the proposal, therefore considered acceptable.

2) Impact on street scene /visual impact.

The design of the rear extension will be in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

A Crowin
23/4/01

Application Number F/2001/3485
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	0001	R001	Full Permission — 5 year
2.	C014	R014	External Finishes to Match.
			Informatives
	R04		Planning Permission Only (NOT BR Approval)

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1/6 SBE1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 88 Oxford Road Wokingham.

APPLICATION NUMBER: F/2001/3485

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential
No. 86, 2 storey detached house set further forward towards road. Due to orientation not affected.
No. 90, 2 storey detached house, extended to rear, due to orientation + distance away not affected main windows face rear garden.

3. DESCRIPTION OF SITE/BUILDING Single storey extended bungalow, orange brick with brown pantile roof, white UPVC windows, door, fascias + guttering. Set back in to corner plot with double detached garage + conservatory at rear. Totally enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan/on corner plot.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing on driveway at front + side + double garage.

LEVELS — The site drops away to the rear by 0.7m.

BOUNDARY TREATMENT — No. 86, 2.4m high fence + 3-4m Lawson Cypress Hedge, side boundary at rear.

OTHERS

— Rear boundary tree planting, 2m Laurel bushes, 4m Leylandii etc.

— No. 90, 1.82m ch fencing on side boundary which steps down hill towards rear garden

— Side boundary also double detached garage of No. 88 will obscure part of view.

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3485

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3485
88, Oxford 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3485**
88, Oxford 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 Malvern

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

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3485

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2001/3485
88, Oxford Road, , Wokingham.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3485**
88, Oxford 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 Eke

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

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3485

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/3485
88, Oxford 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3485**
88, Oxford 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2001/3485

Proposal:
Proposed single storey rear extension to dwelling.

Location:
88, Oxford 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3485
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: AT	Application No. F/2001/3485

Map No. 6813 Site 012

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 88 OXFORD ROAD

Parish: WOKINGHAM Ward: Emmbrook.

12.3.01 TJ.

Applicant: MR SWAIN

Fee Received (L) 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 : 12.3.01 D. 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:

.....Site notice & see map for neighbour notification.....
.....
.....
.....
.....
.....
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.....
.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3485

Proposal: Proposed single storey rear extension to dwelling

Site Address: 88 Oxford Road, Wokingham

Applicant: Mr Swain C/O Excel Design Ltd

Your observations are required in respect of this application **by 05/04/01**

No objection

SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

88 OXFORD ROAD

ORD 68B E

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
0/70/65			Gotte/ Erect 2 dwellings on land of 86 (Nos 84A & 88)	23/12/65C			
B/25/66			Gotte/ Erect bungalow & garage part of 86	30/6/66C			
97/65986/L			S/St. LEGENBION (MR. SWAIN)	22.8.97	GA		
FP97/6634			" "	8.9.97	Rej		
98/67581/F			Mr. Swain S/St ext to Garage	22.6.98	C/A		
FP97/6634/A			" S/St/F ext.		6.5.98 App		
BN 98/0669			" Garage ext + Int. Alts.				
99/69383/F			" s/st/r/extn to garage to form consen.	18/5/99	C/A		

6

1959/a

HOUSEHOLDER PLANNING APPLICATION

05.MAR2001 73485

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR SWAIN
	ADDRESS	88 OXFORD RD
		WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	88 OXFORD RD
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY
		REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK & TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr Swain.

DATE 8-2-01