APPLICATION NO:
F/2001/4698

LOCATION:
5 Eastheath Gardens, Wokingham.

APPLICANT:
Mr & Mrs Clark

PROPOSAL:
Proposed single storey rear extension.

EARLIEST DATE FOR DECISION: **29/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/10/2001

CASE OFFICER: **George Allpress**

No 065

RAILEX
Marbleboard

1289

EASIFILE EP7

01

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Clark
5 Eastheath Gardens
Wokingham
Berks
RG41 2PH

Application Number: F/2001/4698

Parish: **WOKINGHAM**

Location: **5, Eastheath Gardens, Wokingham.**

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

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:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 10/10/2001

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/2001/4698

Proposal:
Proposed single storey rear extension.

Location:
5, Eastheath Gardens, , 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 take this letter with you or quote application number F/2001/4698 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/09/2001. 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

29 August 2001

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

Tel: 0118 974 6442

Date: **29 August 2001**

My ref: F/2001/4698

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2001/4698
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4698**
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: 0118 974 6442

Date: **29 August 2001**

My ref: F/2001/4698

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Application Number: F/2001/4698
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.

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Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4698**
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6442

Date: **29 August 2001**

My ref: F/2001/4698

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/4698
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4698**
5, Eastheath Gardens, , Wokingham.
Proposed single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

WORK SHEET FOR : George Allpress

Application Number : F/2001/4698

Applicant : Mr & Mrs Clark .

Location : 5, Eastheath Gardens, , Wokingham.
Proposal : Proposed single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 11/9/01 – 1/10

Date Registered : 21/08/2001

Earliest Date for Decision : 29/09/2001

Latest Consultation Date/Site Notice Expiry Date : 29/09/2001

01/10/01

This application will have expired on: 16/10/2001. 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 :

O.K
GRANT.

29/8
24
57 = 26/9

Application Number: F/2001/4698

Appraisal :

Rear extension no
Street scene issues
Modest depth 2.5m deep rear portwidth
extension with hipped roof.
Sufficient distance/seperation to ensure
no adversemost to neighbor
amenity
no [illegible]

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

Application Number F/2001/4698
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 5 Eastheath Gardens Wokingham. APPLICATION NUMBER: F/2001/4698	OFFICER: George Allpress DATE OF SITE VISIT: 11/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Res Selvage

3. DESCRIPTION OF SITE/BUILDING

Detached site for [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES

4 to N
3 to S

5. SITE CONSTRAINTS

TREES nil

ACCESS/PARKING as existing

LEVELS Level

BOUNDARY TREATMENT Open plan + Tubes [illegible]

OTHERS nil

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4698	GA
BUILDING CONTROL NUMBER	FX2001/2193	South
~~APPLICANT~~/AGENT	M H G Luther	
ADDRESS OF SITE	5 East Heath Gardens WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 23/9/01	Rec'd 21/8/01
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/10/01	

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: George Allpress

Application Number: F/2001/4698

Applicant: Mr & Mrs Clark

Location: 5, Eastheath Gardens, Wokingham.
Proposal: Proposed single storey front extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications: 29/08/01

Date of Site Visit: 11/09/01

Date Registered: 21/08/2001

Earliest Date for Decision: 29/09/2001

Latest Consultation Date/Site Notice Expiry Date: 29/09/2001
01/09/01 (GA)

This application will have expired on: 16/10/2001. 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:

Environment Agency - landfill within 250 metres - low risk - unlikely to present a risk.

At the time of writing no comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity. The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2001/4698

Appraisal:

The application proposes a modest, 2.5 metre deep, part width rear extension.

A substantial separation between both neighbouring properties would be maintained and the extension would have a pitched roof. Therefore no harm to neighbour amenity.

Parking demand would not change and there are no street scene issues arising.

Recommendation: Approval: ✓ Refusal:
(tick appropriate box)

Application Number: F/20001/4698

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2.	C014	R014	
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

RECORD OF SITE VISIT

SITE ADDRESS: 5 Eastheath Gardens, Wokingham.

***APPLICATION NUMBER**: F/2001/4698*

OFFICER: George Allpress

DATE OF SITE VISIT: 11/09/01

1. SITE/STATUTORY NOTICE DISPLAYED?	Yes
2. DESCRIPTION OF SURROUNDINGS	Residential area within defined settlement.
3. DESCRIPTION OF SITE/BUILDING	Semi-detached single family dwelling
4. RELATIONSHIP TO ADJOINING PROPERTIES	No.6 to the south, no.4 to the north - no other dwellings affected.

5. SITE CONSTRAINTS

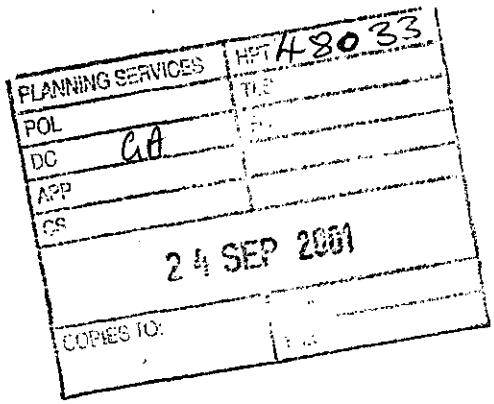
TREES	None in vicinity of proposed extension.
ACCESS/PARKING	As existing
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front, timber fencing elsewhere.
OTHERS	None

Our ref: SP\2001\004403\001
Your ref: F/2001/4698

Date: 19th September 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

SINGLE STOREY REAR EXTN
5 EASTHEATH GDNS, WOKINGHAM

Thank you for your letter dated 29/08/01 which was received on 03/09/01. You are asked to quote the following reference in any correspondence: SU86NW/11/36.The Environment Agency has the following comments:

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 805 677	199 m	Mulberry Park	commercial waste filled in 1960s

In view of the distance & low risk assessment of the site it is unlikely that landfill gas will present a risk to this proposal..

A copy of this letter has been sent to the applicant.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

for **Sarah Paxman**
Development Planning Officer
c.c.Mr./mrs. Clark, 5 East Heath Gds., Wokingham, RG41 2PH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 AUG 2001

Officer: GA | Application No. F/2001/4698

Map No. 83 Site .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: 21.AUG.2001 * 4698

(F) PROPOSED SINGLE STOREY REAR EXTENSION

Location: 5 EASTHEATH GARDENS

Parish: WOKINGHAM Ward: Evendon

29.8.01 T.W

Applicant: MR TOMS CLARK

Fee (7) 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	x 3		
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 : 29.8.01 T.W

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 250m Landfill Consultation. .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....
S/N t See map
.....
t. Pls include 32 Eastheath Avenue
(no address point on map)
.....
.....
.....
.....

Tel: 0118 974 6428 or 6429

Date: 21 August 2001

Your Ref:

My Ref:

MR AND MRS CLARK
5 EASTHEATH GARDENS
WOKINGHAM
RG41 2PH

21. AUG. 2001 * 4698

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam

Site Address: 5 EASTHEATH GARDENS, WOKINGHAM
Proposal: PROPOSED SINGLE STOREY REAR EXTENSION

Thank you for the above application, which has been received along with the sum of £ 95.00 in fees.

If, for any reason your application cannot be registered as valid we will contact you again as soon as possible to request any additional information we require.

If you have any queries concerning your application please contact Ian Jordan on (0118) 974 6428.

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Mr I Jordan
Principal Planning Support Officer

Environmental Services

For office use only.
Application number: 21.AUG.2001* 4698

Householder planning application form

21 AUG 2001

WOKINGHAM DISTRICT COUNCIL

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 & Mrs Clark, 5, East Heath Gardens, Wokingham, RG41 2PH 0118/9783285
2	Agent's Name Address and postcode 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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey Rear Extension
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.	Matching Brick Matching Tiles
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: 3	Proposed: 3
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 [signature]

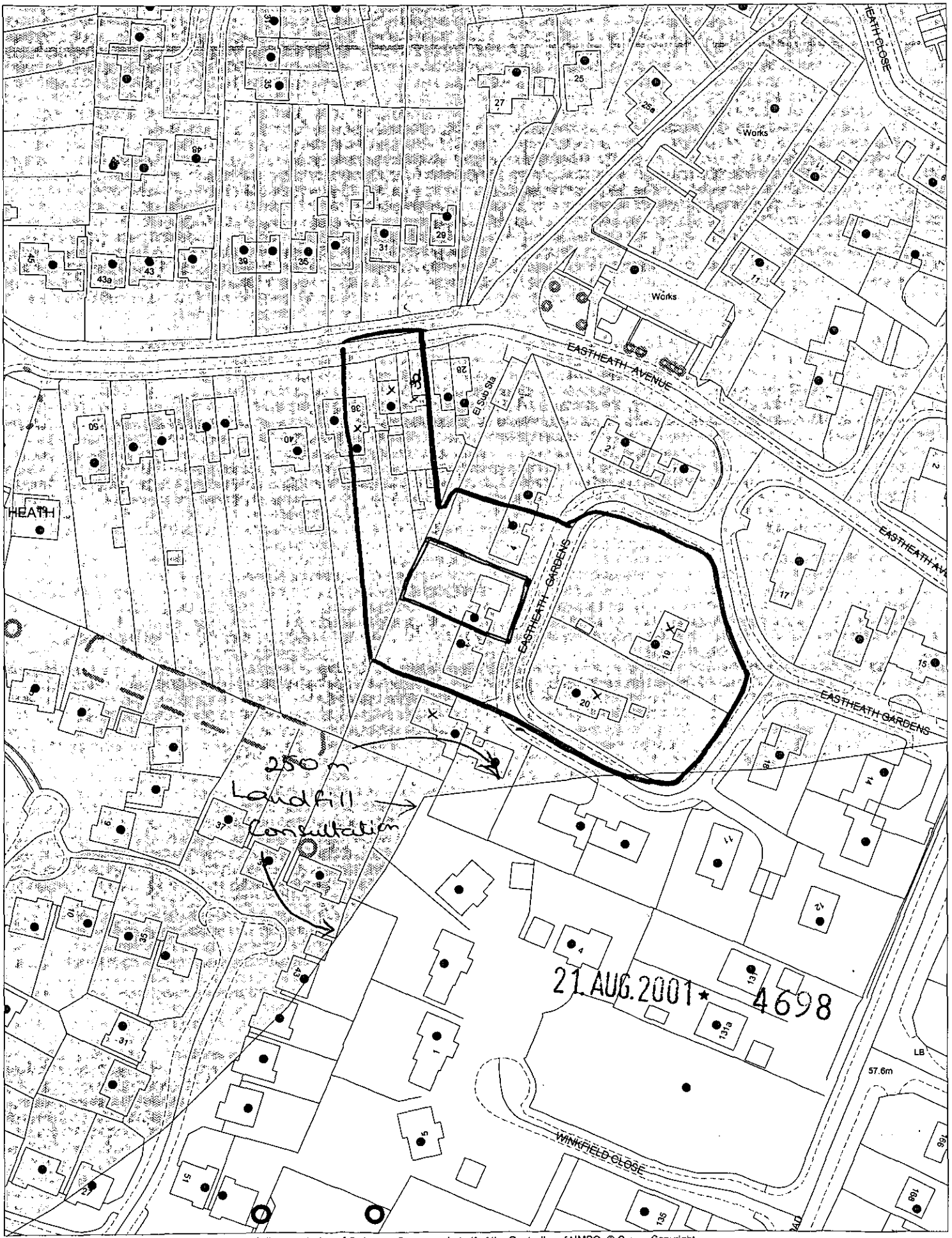
Date [illegible] 2001

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

5, EASTHEATH GARDENS

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/22/58			Headington Res Des	14/8/58c			
B/28/59	4648	22.6.59	Dwellinghouse	13.8.59C			
	BR 3607		STUDY + PORCH (MR. L. R. CLARK)		14.10.75 APP		
	BR 18223		2/ST. EXT. "		10.3.82 APP		
17132			" "	11.3.82 C/A			

21.AUG.2001* 4698



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Development Control Section, Environmental Services, Wokingham District Council.
28 August 2001

Scale: 1 : 1250

N
W E
S