APPLICATION NO:
F/2002/5782

LOCATION:
18 Palmer Close, Wokingham.

APPLICANT:
Mr/Mrs Church C/O A D S

PROPOSAL:
Proposed two storey side extension to dwellin and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **28/02/2002**
28 day expiry. 4/3/02
APPLICATION WILL HAVE EXPIRED ON:
27/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

903

D2

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Church
C/O A D S
51 Kestrel Way
Wokingham
Berks
RG41 3HA

Application Number: F/2002/5782

Parish: **WOKINGHAM WITHOUT**

Location: **18, Palmer Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

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. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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 protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.

5782

ENVIRONMENT AGENCY

Our Ref : SP/2002/005295-1/1
Your Ref : F/2002/5782

Date : 15 March 2002

PLANNING SERVICES | HPT 54370
PCL | TLS
DO FL | ENF
APP |
OS |
18 MAR 2002
COPIES TO | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Francis Leo

PROPOSAL: EXTENSIONS TO DWELLING
LOCATION: 18 PALMER CLOSE, WOKINGHAM

Thank you for your letter dated 4 February 2002, received on 6 February 2002. Please quote the following reference in any correspondence: SU86NW/4/7. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

5782

OBE

PLANNING SERVICES	
POL	TCS
DC	ENF
APP	
CS	

18 JUL 2002

COPIES TO	ACK 22-07-02
	FILE

17 Palmer Close,
Wokingham
Berks.
RG40 3EB.

17 July 2002.

Re: Application No: F/2002/5782
Location: 18 Palmer Close.

Dear Sir.

With reference to my telephone call on Monday p.m. to your office, and the enclosed copy of your letter to us on 8 March 2002.

Neither seems to have done any good. When we were asked to send in any comments regarding the above application, as you will see in my previous letter, amongst a few things we stressed we did not want any construction vehicles on the grass in

front of our windows, that was Nos. 16 & 17, because it will open up the area for all to park on, and also the grass will not get cut if anything is parked there.
We have had a fairly large van parked in front of my window since Monday, 7-45 - 8 is a long time to sit and look at the side of a van. There is a Car Park not far away. It wouldn't have been so bad if they had said do you mind it being parked there.

If nothing is being done about our comments it shows it is a complete waste of time bothering to answer Council letters.
We also stressed in our letter we did not want the hedge taken down.

Yours faithfully
Graham & Pamela Biggadike

Telephone Number: (0118) 9746428

Date: 8 March, 2002

APPLICATION NUMBER: F/2002/5782

Graham & Pamela BIGGADIKE
17 Palmer Close
WOKINGHAM.
RG40 3EB

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

Application No: F/2002/5782

Location: 18, Palmer Clsoe, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Thank you, for your recent observations on the above planning application.

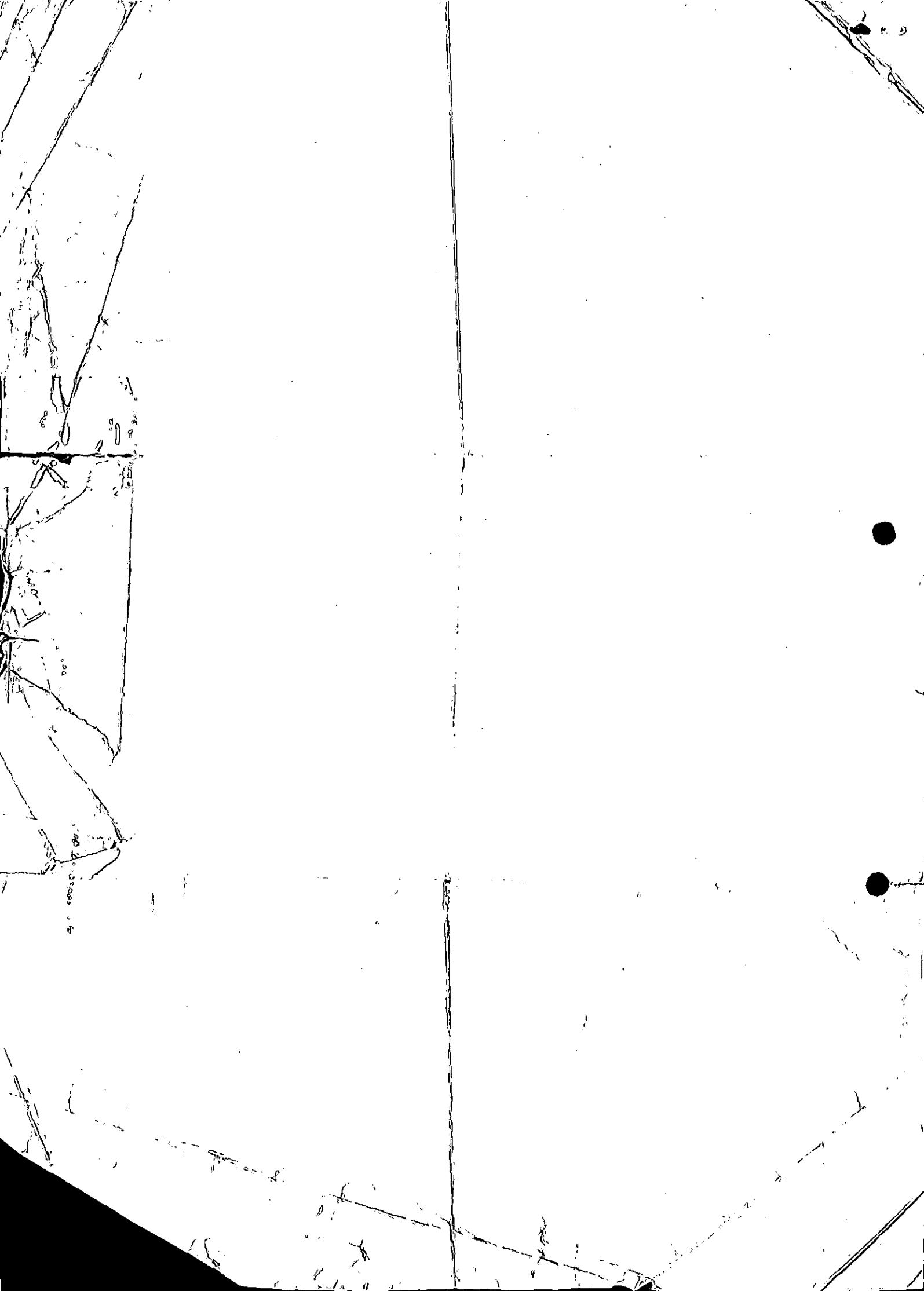
Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to approve permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager



FL
DS
26 FEB 2002
COPIES TO
ACK: ✓
FILE:

21 PALMER CLOSE
WOKINGHAM
BERKS RG40 3EB

23 2 02

MR FRANCIS LEO
DEVELOPMENT CONTROL OFFICER

F/2002/5782

Dear Sir

I wish to register my comments on the proposed development at 18 Palmer Close.

I am concerned about the amount of contractors vehicles and noise which will be incurred by this development.

There is insufficient parking facilities in our tiny close at the moment - what will be the situation when the building starts, there's no room in the car park for more vehicles.

If permission is granted for this development it will cause havoc to those residents in Palmer Close that need to use the car park, both getting in and out.

Number 18 Palmer Close already has a monstrous building at the end of the garden which is an

eyesore. How much more is going to be added to that house.

I strongly oppose this application

Yours faithfully

D Mulvihill (mrs)

17 Palmer Close
Wokingham
Berks.
RG40 3EB.

APPLICATION NO.
F/2002/5782.

SITE ADDRESS
18 PALMER CLOSE

PLANNING SERVICES	
POL	HPT
DC	T.S
APP	ENC
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COPIES TO	ACK:
	FILE:

22 FEB 2002

21st Feb. 2002.

Dear Sir

With reference to the above application for a two storey extension, we have no objection to the building provided that the following are taken into consideration:

(1) Providing the hedge does not come down, allowing us to see the building from our windows;

(2) That when they have visitors they do not park on the grass in front of our windows, because apart from cutting up the grass it blocks daylight from our windows;

(3) That access to the Car Park will be free when the work is carried

out, no lorries, skips, etc blocking the entrance.

I am very sorry to have to write like this, but if you lived here you would understand the trouble we have with cats, fortunately none from No. 18. at present.

Yours faithfully

Graham & Pamela

Biggadike

OBS

PLANNING SERVICES	HPT
POL	TLS MR
DC FL	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

H. A MORSE
15 PALMER CLOSE.
NINE MILE RIDE.
WOKINGHAM.
RG40 - 3 EB
10 - 2 - 2002

5782

Dear Sir

In reply to your letter, "I have seen a neighbours copy" regarding the proposed extension to NO 18 PALMER CLOSE FRANCIS LEO F/2002/5782 The things I would like to point out as follows:

1 THE FOLLOWING THINGS TO APPLY NO PARKING OF VEHICLES OR SKIPS IN THE CAR PARK OR ON GRASS VERGES

2 NO BUILDING MATERIALS TO PUT IN THE CAR PARK

3 I WRITE THIS AS PARKING SPACE IS A PRENIUM.

THE PEOPLE WHO LIVE IN BUNGALOWS 14 – 15 – 16 – 17

4 ALL HAVE A DISABILITY AND CANNOT WALK FAR AND CANNOT GET OUT OF A CAR IN A GARAGE AS IT IS TOO NARROW.

I WOULD LIKE A WRITTEN ASSURANCE FROM YOU OF THE THINGS LISTED THANK YOU.

Yours Faithfully
[signature] MR

PLANNING SERVICES	HPT
POL	
DC	
PF	
14 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

ons 8 Palmer Close
Nine Mile Ride
Wokingham
Berks RG40 3ER
12-02-02

REF. FRANCIS LEO F/2002/5782

APPLICATION NUMBER F/2002/5782

SITE ADDRESS 18 Palmer Close Nine Mile Ride Wokingham Berks RG40 3ER

PROPOSAL – Proposed two storey side extension to dwelling and single storey extension to form conservatory

Comments and Concerns

① Application – Planning notice cannot be read from the road too far back in garden it should be on boundry fence so everyone can see it & had to borrow letter from neighbour to get all the details.

② A two storey building will block out light and the openness of the close and take away the view for many residents

③ All builders vehicles to be parked on the property of 18 Palmer Close

④ No Builders vehicles to be parked on the roads or grass areas of Palmer close.

⑤ No Builders vehicles to be parked in car park as this is extra parking for residents and access to the garages which we use.

⑥ No Builders materials or rubbish to be put in car park for the same reasons as in Number ⑤

⑦ Their are 4 bungalows with 6 people with disabilities in them so access to their homes and vehicles need to be kept clear

⑧ If Builders vehicles are on roads it would block them for the Emergency services

Parking is very difficult in Palmer Close owing to the number of residents cars and more so when they have visitors

Please take in all these comments and concerns when you make your decision we live here and know the problems the extra vehicles will make

yours sincerely

S A Wicks SHEILA WICKS

Please can you acknowledge the receipt of this letter.

To: for Peter Anderson
Property Dept

From: Francis Leo

Date: 04 February 2002

Application Number: F/2002/6782

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
08 FEB 2002	
COPIES TO:	

WOKINGHAM DISTRICT COUNCIL RECEIVED 06 FEB 2002 PROPERTY SERVICES

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address:
18, Palmer Close, , Wokingham.

Applicant:
Mr/Mrs Church C/O A D S.

Your observations are required in respect of this application within **7 days** of the above date.

Francis

Do you have any more detailed plans than these as we would wish to make sure any footings to the conservatory did not encroach onto the neighbouring property. For your information both the property involved and the neighbouring are are council owned.

Peter Anderson

Peter J. Anderson
Tech Asst ext 6724

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 04 February 2002

Application Number: F/2002/5782

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
18, Palmer Close, , Wokingham.

Applicant:
Mr/Mrs Church C/O A D S.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** ADAM 6/2/02

Revised plans received 28/2/02.
Conditional Approval.
C22, R22

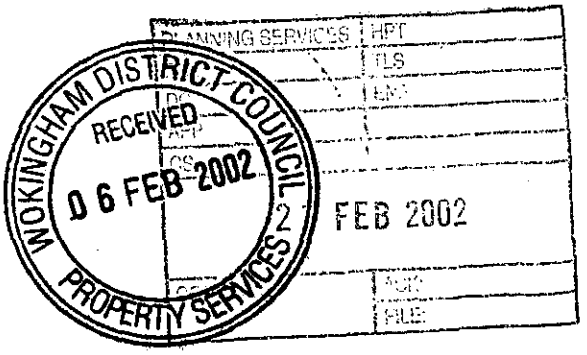
AC 1/3/02.

~~To:~~ for Peter Anderson
Property Dept

~~From:~~ TO **From:** Francis Leo

Date: 04 February 2002

Application Number: F/2002/5782



Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address:
18, Palmer Close, , Wokingham.

Applicant:
Mr/Mrs Church C/O A D S.

Your observations are required in respect of this application within **7 days** of the above date.

Francis

Do you have any more detailed plans than these as we would wish to make sure any footings to the conservatory did not encroach onto the neighbouring property. For your information both the property owned and the neighbouring are are concerned.

Peter Anderson

Peter J. Anderson
Tech Asst ext 6726

Francis.

Thank you for the more detailed plans returned herewith, on inspecting the plans ~~the~~ suitable allowance has been made for the footings to be on the correct land so we have no objection although the design could hardly be described as aesthetically pleasing.

Peter Anderson.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

PLANNING SERVICES | HPT
DC FL | TLS
APP | ENF
CS |
11 FEB 2002
COPIES TO: | ACK: | FILE:

To: Francis Leo
Development Control

From: John Mullaney
Environmental Heath

Your Ref: F/2002/5782

My Ref: 20016991

Date. 8/02/02

PROPOSED SIDE EXTENSION AND REAR EXTENSION TO DWELLING

18 PALMER CLOSE, WOKINGHAM W.O.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Wokingham Without Parish Council Consultation Sheet

Officer	Francis Leo
No	F 2002 5782
Proposal	two storey side extension to dwelling and single storey rear extension to form conservatory.
Site	18 Palmer Close, Wokingham.

PLANNING SERVICES: RPT
FOL: TLS
DC: ENF
APP:
CS:
13 FEB 2002
COPIES TO: ACK:
FILE:

Committee's Comments

The committee feel the size of the proposal would be overdevelopment of the site.

Signed :
Clerk to Wokingham Without Parish Council

12 February 2002

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

Tel: 0118 974 6502

Date: **04 February 2002**

My ref: F/2002/5782

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2002/5782
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5782**
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6502

Date: **04 February 2002**

My ref: F/2002/5782

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2002/5782
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5782**
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5782
CASE OFFICER: Francis Leo

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

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

Tel: 0118 974 6502

Date: **04 February 2002**

My ref: F/2002/5782

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2002/5782
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5782**
18, Palmer Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2002/5782

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Location:
18, Palmer Close, , 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/2002/5782 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/02/2002. 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

04 February 2002

Applicationo	Name & Address
F/2002/5782	Mr H A Morse 15 Palmer Close Nine Mile Ride WOKINGHAM. RG40 3EB
F/2002/5782	Sheila Wicks 8 Palmer Close Nine Mile Ride WOKINGHAM. RG40 3EB
F/2002/5782	Graham & Pamela 17 Palmer Close WOKINGHAM. RG40 3EB
F/2002/5782	The Owner/Occupier 21 Palmer Close WOKINGHAM. RG40 3EB
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5782

Applicant : Mr/Mrs Church C/O A D S.

Location : 18, Palmer Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		20/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 20/2/02

Date Registered : 30/01/2002

Earliest Date for Decision : 28/02/2002

Latest Consultation Date/Site Notice Expiry Date : 28/02/2002

This application will have expired on: 27/03/2002. 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 :

Env Health ——— : no objection but would like condition co70 to be included.
Wokingham Without Parish Council : The size of proposed ~~dwe~~ would be over development.
Property Dept ——— : no objection.

Highways ——— : no objection to revised layout received 28 Feb 02
Neighbours comments : - Planning notice can not be read from road.
- Proposal will block out light and the openess of the Close

Planning Issues : I'd Pett.

SEALP : SBE1, SBE2

WDLP : WO53, WBE1

BSP : ENV1

Application Number: F/2002/5782 **Francis Leo**
18 Palmer Close, Wokingham

Appraisal :

Development
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The conservatory is 2.5m deep and its height to the highest part is 3.1m. The boundary fence between nos 18 and 19 is about 1.8m high. The conservatory is set-in 200mm from the centre line of the party wall. The nearest adjoining property the south is no 17 about 15m away. In view of the above the proposal would not have an adverse impact upon the neighbouring properites.

Impact upon the character of the area
The roof of the proposed first floor is in the shape of a mansard roof to match the existing main roof. Hence it is in-keeping with the appearance of the existing building and would have no adverse impact upon the character of the area.

Parking: The proposal would create 2 additional bedrooms making 5 in total requiring 4 parking spaces. There is a single garage at the end of the site. In addition there is space for 4 cars in the front garden. The proposal would comply with parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5782

Appraisal :

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

Application Number F/2002/5782
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C01A	R01A	
3	C070	R070	

RECORD OF SITE VISIT

SITE ADDRESS: 18 Palmer Close
Wokingham.

APPLICATION NUMBER: F/2002/5782

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS part single and part 2 storey properties with front garden some single storey has a mansard roof over.

3. DESCRIPTION OF SITE/BUILDING single storey with mansard roof ~~2 storey~~ semi - detached property. conservatory, at rear garage at front garden. lawn garden at rear and garden at side

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 17 is about 2m away.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high + hedges

OTHERS

30.JAN.2002 5782

Application Number : F/2002/5782	Map No : 100
Case Officer : FL	Site Area : 0.05
Valid Date : 30/01/02	Received Date: 30/01/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Location : 18, Palmer Close, , Wokingham.

Parish : WT Ward : WOK

Applicant : Mr/Mrs Church C/O A D S.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Parking layout — 4 vehicles	5/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property ✓

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

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.....

.....

NEIGHBOURS

.....

SYN + see map

.....

.....

No pre-apps

5782

Environmental Services

For office use only.
Application number 30.JAN.02* 5782

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS CHURCH 18 PALMER CLOSE CROWTHORNE
2	Agent's Name Address and postcode Phone number	A.D.S 51 KESTREL WAY WOKINGHAM RG41 3HA 0118 9790331
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.	18 PALMER CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & REAR CONSERVATORY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES TO ROOF & TOP FLOOR. DECORATED RENDER TO G.F.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? *If Yes, please show details of any changes on the plans.*	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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
WOKINGHAM DC.	SHUTE END WOKINGHAM BERKSHIRE RG40 1WW	28/1/02

None of the land forms part of an agricultural holding.

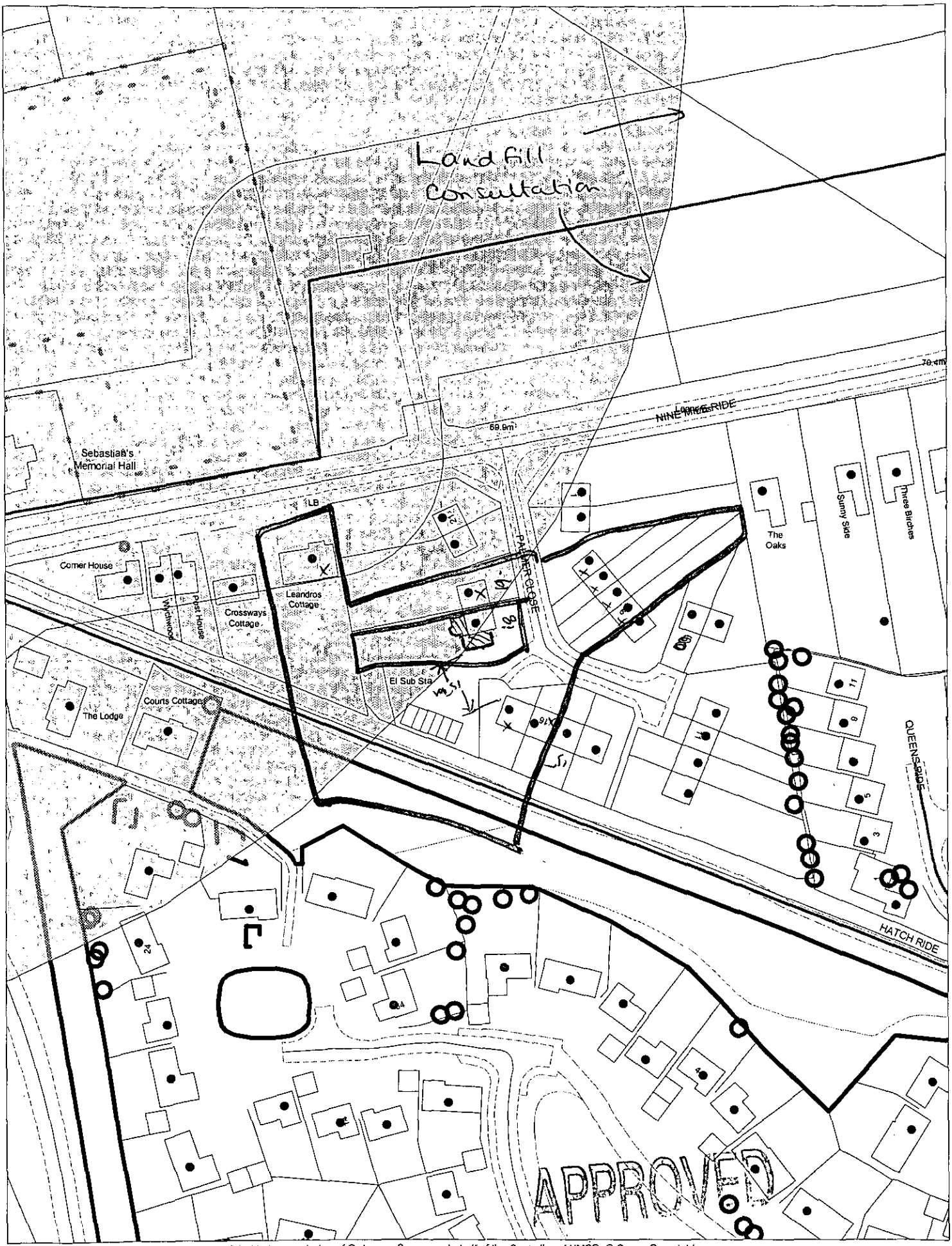
Your signature: [signature]

on behalf of MR & MRS CHURCH.

Date 28/01/02

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

30 JAN 2002* 5782



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Development Control Section, Environmental Services, Wokingham District Council.

1 February 2002

Scale: 1 : 1250

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28 FEB 2002
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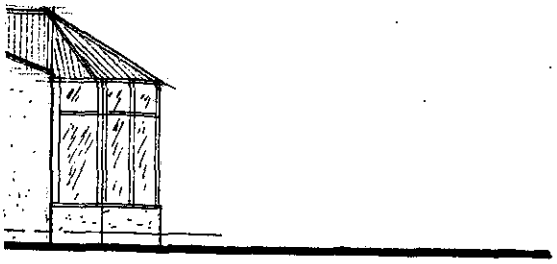

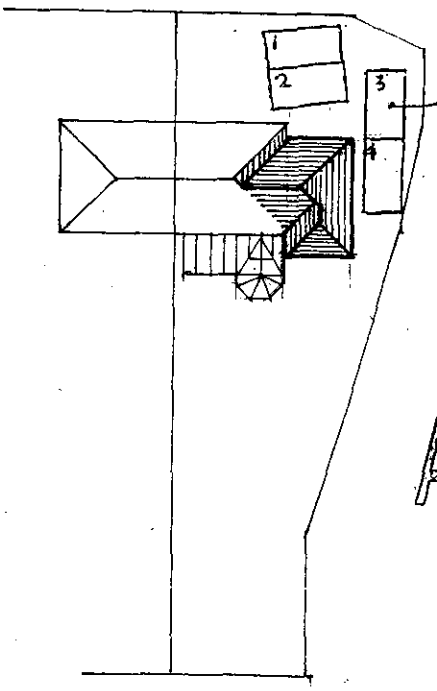

APPROVED

BLOCK - PLAN

1 : 500

18 PALMER CLOSE
CROWTHORNE.