SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

X SYSTEMS LTD

APPLICATION NO:
F/2002/6118

LOCATION:
Royal India Restaurant 72 Peach Street, Wokingham.

APPLICANT:
Mr Ali C/O Excel Design Ltd

PROPOSAL:
Proposed first floor rear extension to residential flat.

EARLIEST DATE FOR DECISION: **15/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Francis Leo**

69

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ali
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

Application Number: F/2002/6118

Parish: **WOKINGHAM**

Location: **Royal India Restaurant, 72 Peach Street, Wokingham.**

Proposal: **Proposed first floor rear extension to residential flat.**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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: 08/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

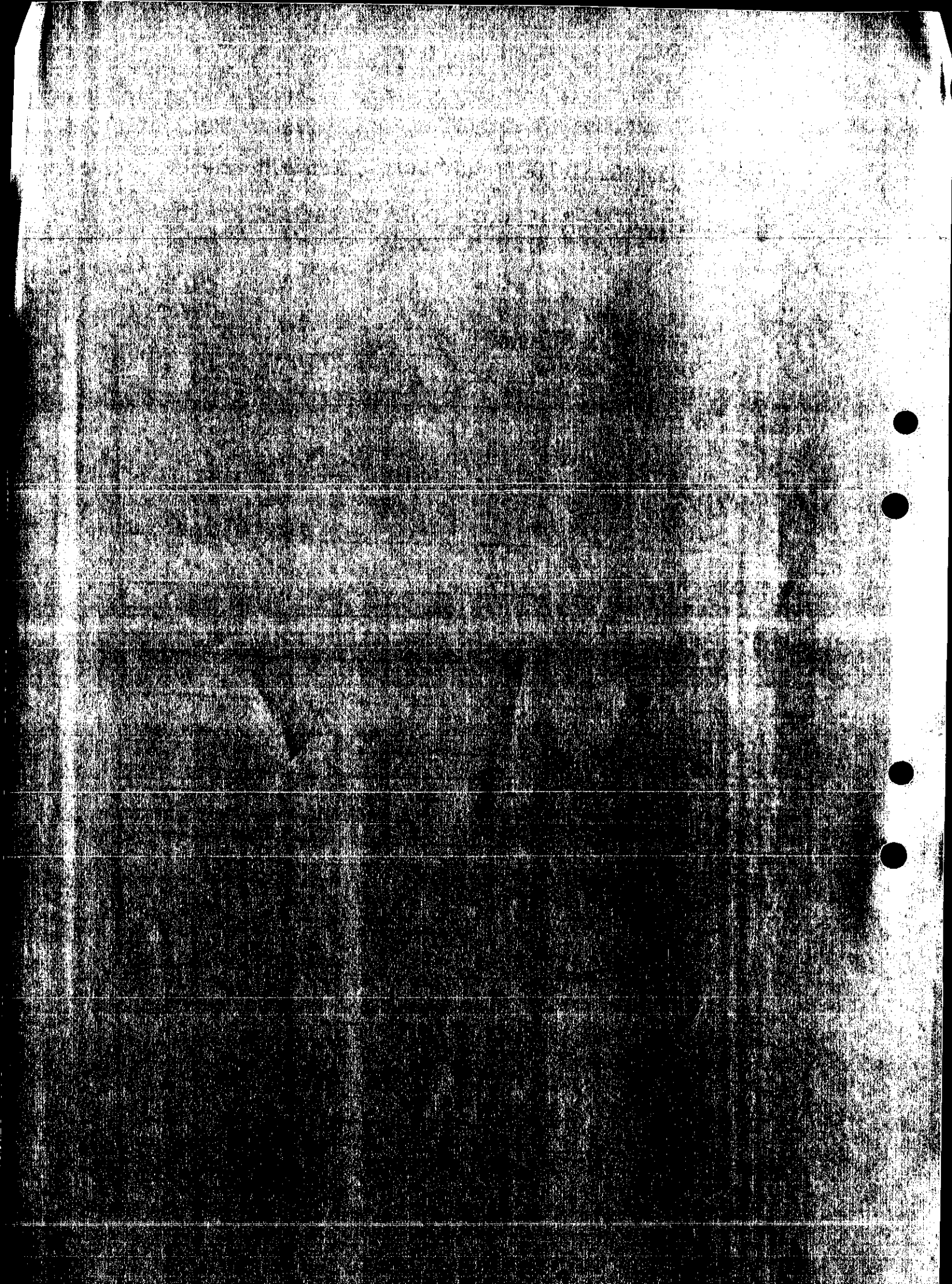
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6118	FL
BUILDING CONTROL NUMBER.	RP 2002/2863 Central	
~~APPLICANT~~/AGENT	Excel ~~Bradshaw Restaurant~~	
ADDRESS OF SITE	72 Beach Street WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext to residential flat	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02749/3	02749/3A
ELEVATIONS	9, 10, 11	9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/5/02	

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	



12.MAR2002* 6118

Client:

Mr Ali
Royal India Restaurant
72 Peach Street
Wokingham
Berkshire

Project:

First Floor Rear Extension

APPROVED

Location:

Royal India Restaurant
72 Peach street
Wokingham
Berkshire

Excel Design
XL02749

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	
5	Notes 1	✓
6	Notes 2	✓
7	Letter from Planning Officer	✓
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 Ali, 72 Peach Street, Wokingham	DESCRIPTION: Drawing List	
PROJECT:	First floor rear extension	SCALE:	DRAWING No: 02749/ 2
DATE:	February 2002	REVISION:	

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

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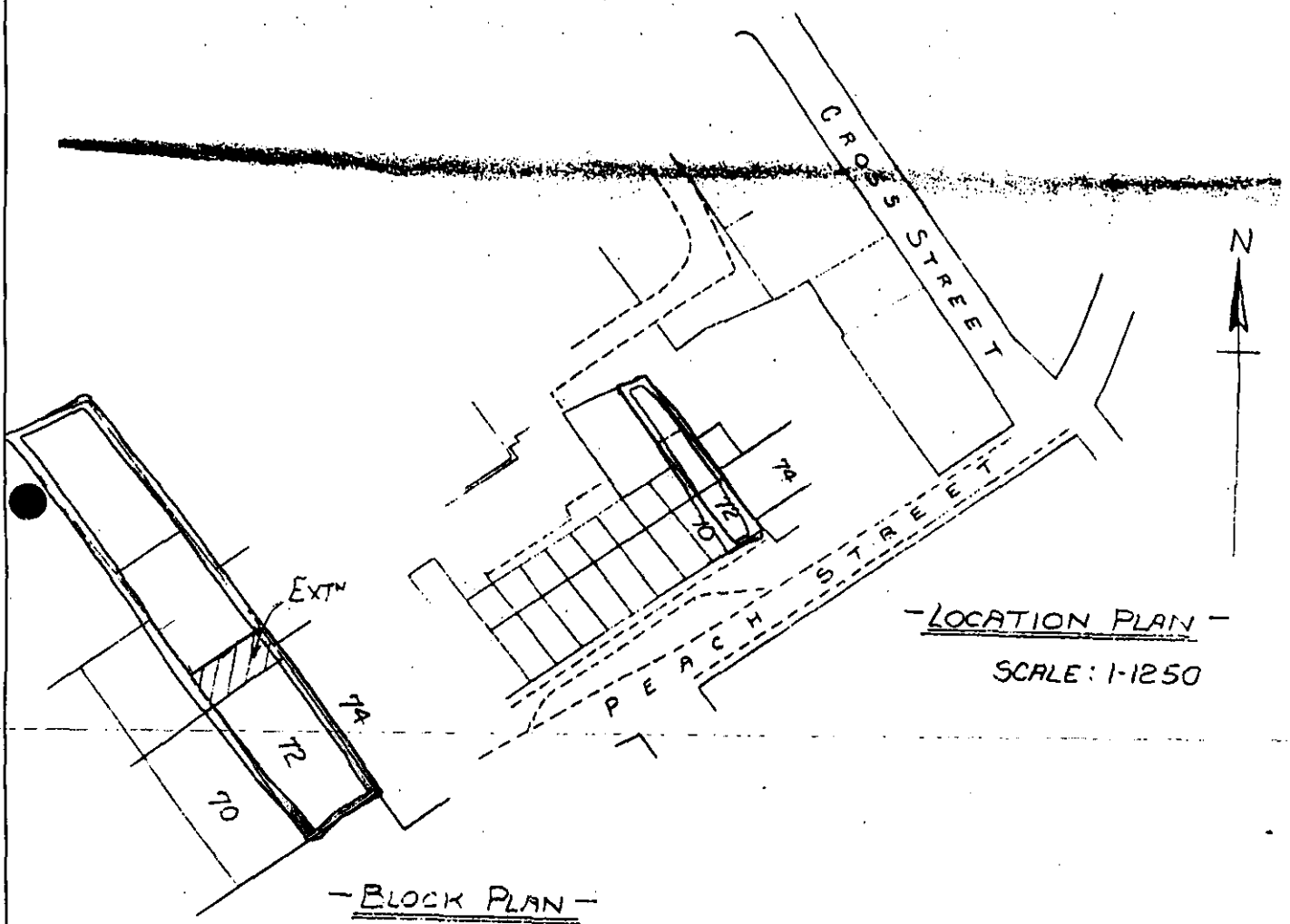

– LOCATION PLAN –

SCALE: 1-1250

– BLOCK PLAN –

SCALE: 1-500

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Location and Block Plan
PROJECT:	First floor rear extension	SCALE:	DRAWING No: 02749/ 3
DATE:	February 2002	REVISION:	

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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
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. FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. 3 coats Synthaproof to manufacturers specification. Existing floor slab to be laid open for inspection when and where required by the building inspector.

4. EXTERNAL WALLS
Facing brickwork 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
100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim.

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. FLAT ROOF
12 mm chippings hot bonded on three layer felt roof, laid on 19 mm W.B.P plywood on firrings to fall 1:60. on joists as specified on section drawing. 100 x 75 mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200 mm centers. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite Ceiling finished with 12.5 mm foil backed plaster board fully nogged and finished to match existing. 200 mm fiberglass quilt insulation laid between joists.

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION: Notes	
PROJECT:	First floor rear extension	SCALE:	DRAWING No: 02749/ 5
DATE:	February 2002	REVISION:	

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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
Kitchen -provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.

13. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to discharge onto balcony as existing.

14. F.W. DRAINAGE
None

15. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

16. MEANS OF ESCAPE
Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION: Notes	
PROJECT:	First floor rear extension	SCALE:	DRAWING No: 02749/ 6
DATE:	February 2002	REVISION:	

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Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 February 2002
My ref: EXC/Wokingham pre-application
Your ref:

Mr M Ali
72 Peach Street
WOKINGHAM
RG40 1XH

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 Mr Ali

PROPOSED EXTENSION TO REAR OF FIRST-FLOOR FLAT AT 72 PEACH STREET, WOKINGHAM

I write regarding the above proposal and apologise for the delay in doing so.

I note that there have been two previous proposals for extensions to the rear of the flat. The first (97/66051/F), which would have had a depth of 6.5 metres and extended across the whole width of the property, was refused because it would have had an overbearing impact and resulted in overlooking of neighbouring flats. A more recent proposal, with a maximum depth of 3.9 metres and set off the boundary by 1.6 metres was approved.

You have provided details of two alternative schemes and the sketches submitted appear to be at scale 1:100. On this basis, one proposal is for a 4.1 metre deep extension, spanning the whole width of the flat (I will refer to this as scheme 1) and one for a 7.6 metre deep extension, adjoining the boundary with 74 Peach Street but set off the boundary with No 70 by 2.8 metres (scheme 2). You indicate that the window in the flat at 70 Peach Street, adjacent to the boundary with your property is a kitchen window.

With regard to scheme 1, I would have some concerns regarding the impact on the living conditions of occupants of the flat at 70 Peach street, due to the depth of the proposed extension. However, I consider an extension of up to three metres in depth may be acceptable adjacent to this boundary.

In my opinion, the depth of the proposed extension would result in scheme 2 having an overbearing impact on occupants of the neighbouring flat, and the setback from the boundary would not be sufficient to overcome this problem. Therefore, I would not encourage this approach. The depth of the extension would also increase its visual impact.

From our discussion, I understand that it would be possible to achieve adequate lighting of the existing rooms, at the rear of the flat from roof lights. Any application should demonstrate that this is the case.

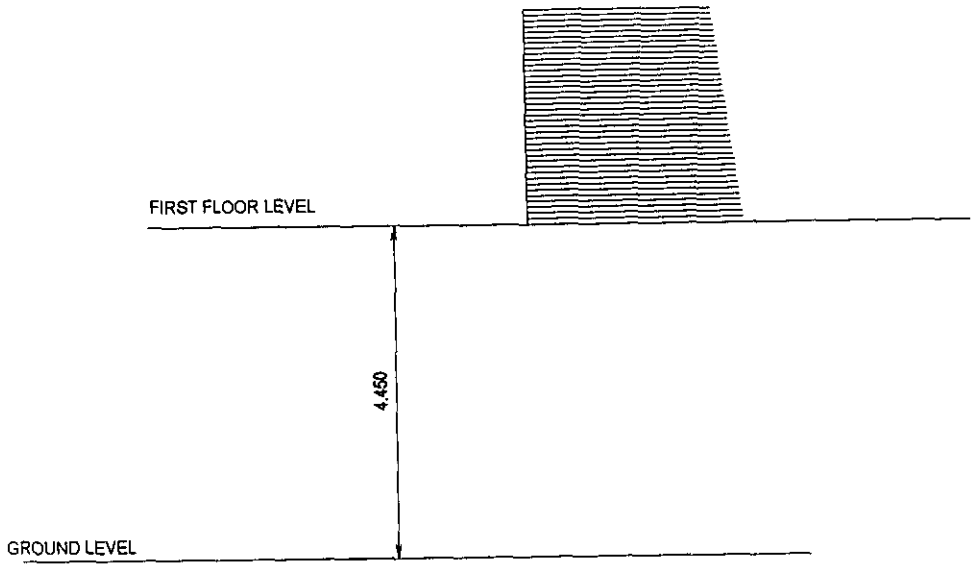
I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice on this matter, please contact me on 0118 974 6479.

Yours sincerely

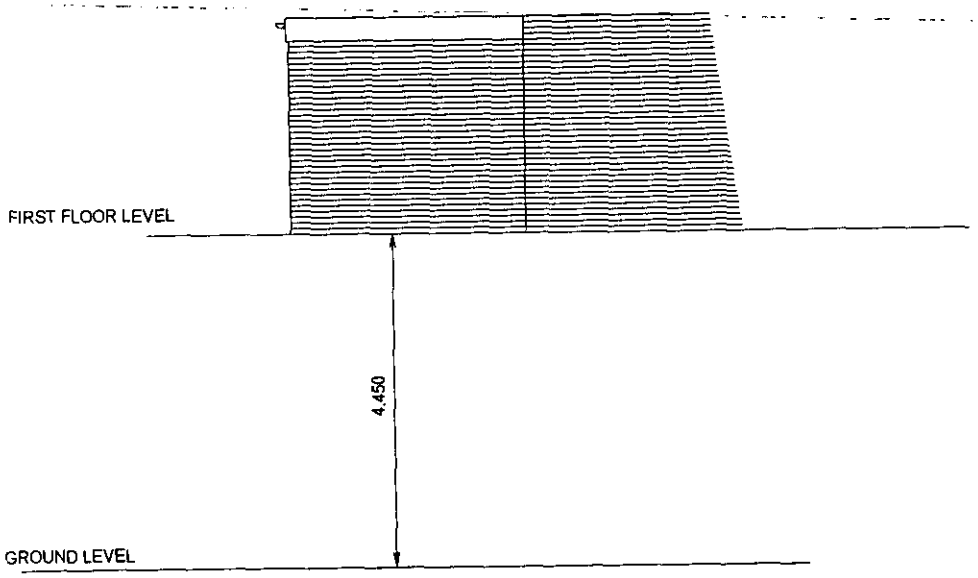


Emy Circuit
Senior Planning Officer, Development Control

cc: John Bingham, Wokingham Town Centre Manager, Town Hall, Market Place, Wokingham



EXISTING LEFT SIDE ELEVATION
(Left side when viewed from front)



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Left Side Elevations	
PROJECT:	First floor rear extension	SCALE:	1:100	DRAWING No: 02749/ 9
DATE:	February 2002	REVISION:		

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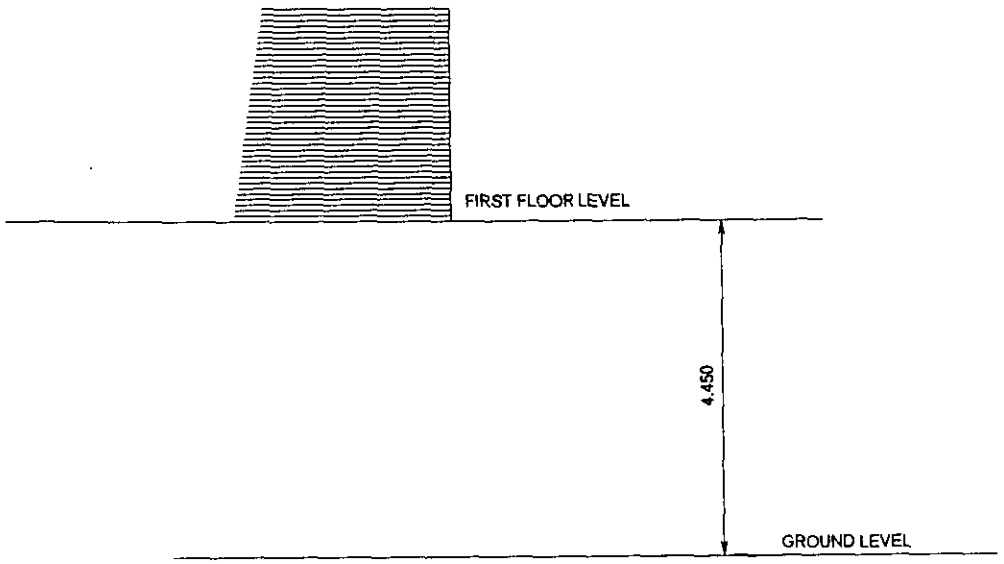
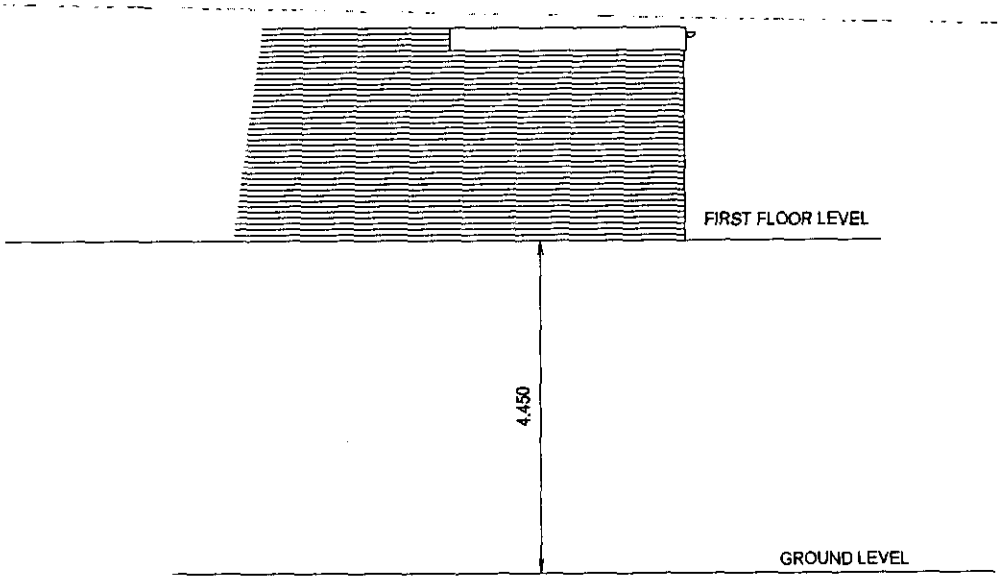


EXISTING RIGHT SIDE ELEVATION
(Right side when viewed from front)



PROPOSED RIGHT SIDE ELEVATION
(Right side when viewed from front)

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Right Side Elevations		
PROJECT:	*First floor rear extension*	SCALE:	1:100	DRAWING No:	02749/ 10
DATE:	February 2002	REVISION:			

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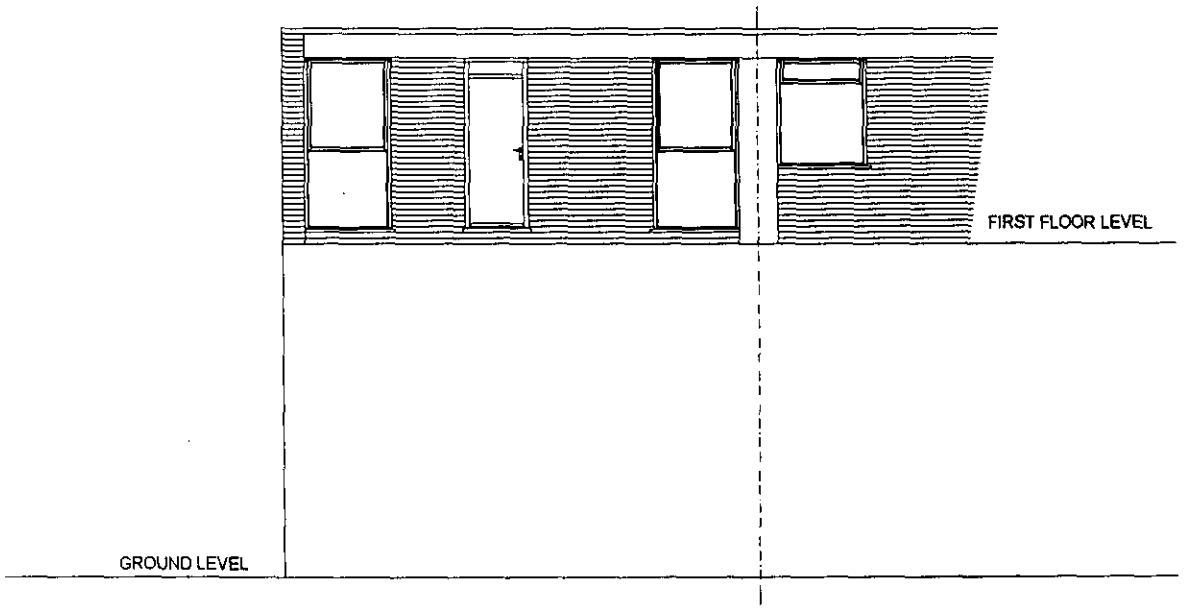
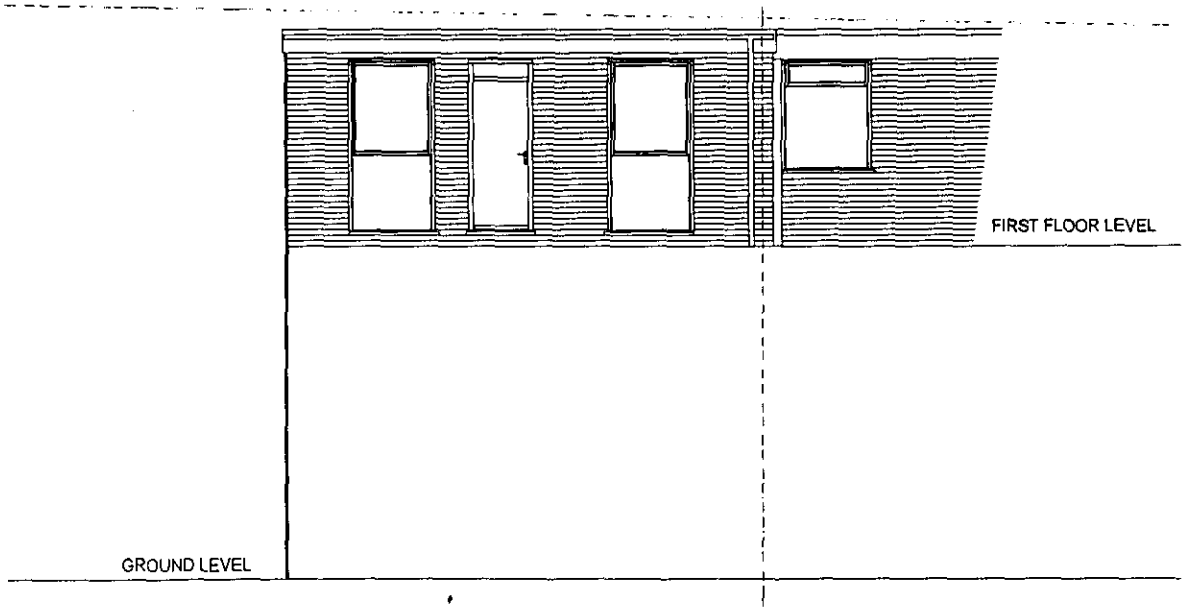


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	*Mr Ali, 72 Peach Street, Wokingham*	*DESCRIPTION:*	*Rear Elevations*		
PROJECT:	First floor rear extension	SCALE:	1:100	DRAWING No:	02749/ 11
DATE:	February 2002	REVISION:			

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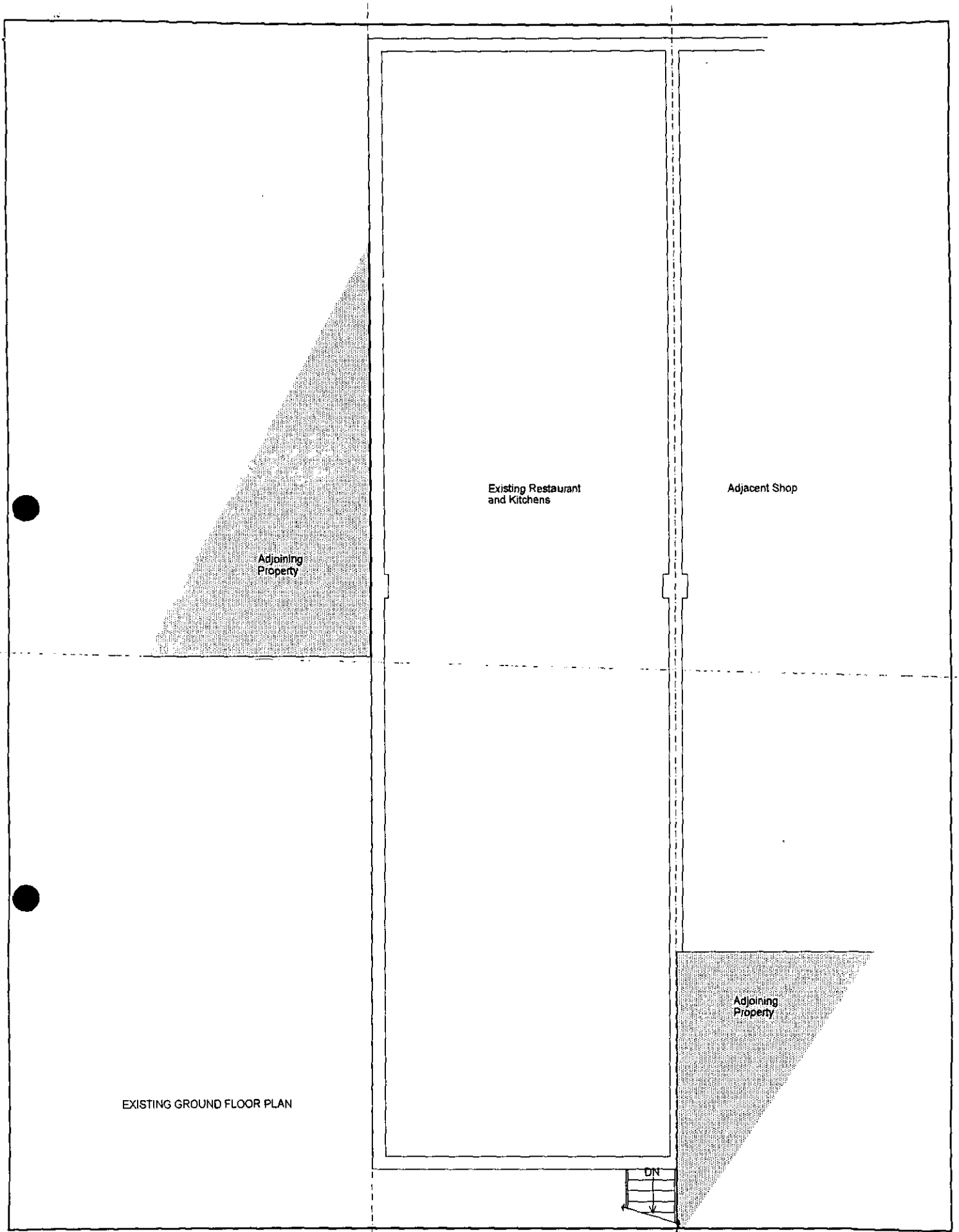

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Ground Floor Plans	
PROJECT:	First floor rear extension	SCALE:	1:100	DRAWING No: 02749/ 12
DATE:	February 2002	REVISION:		

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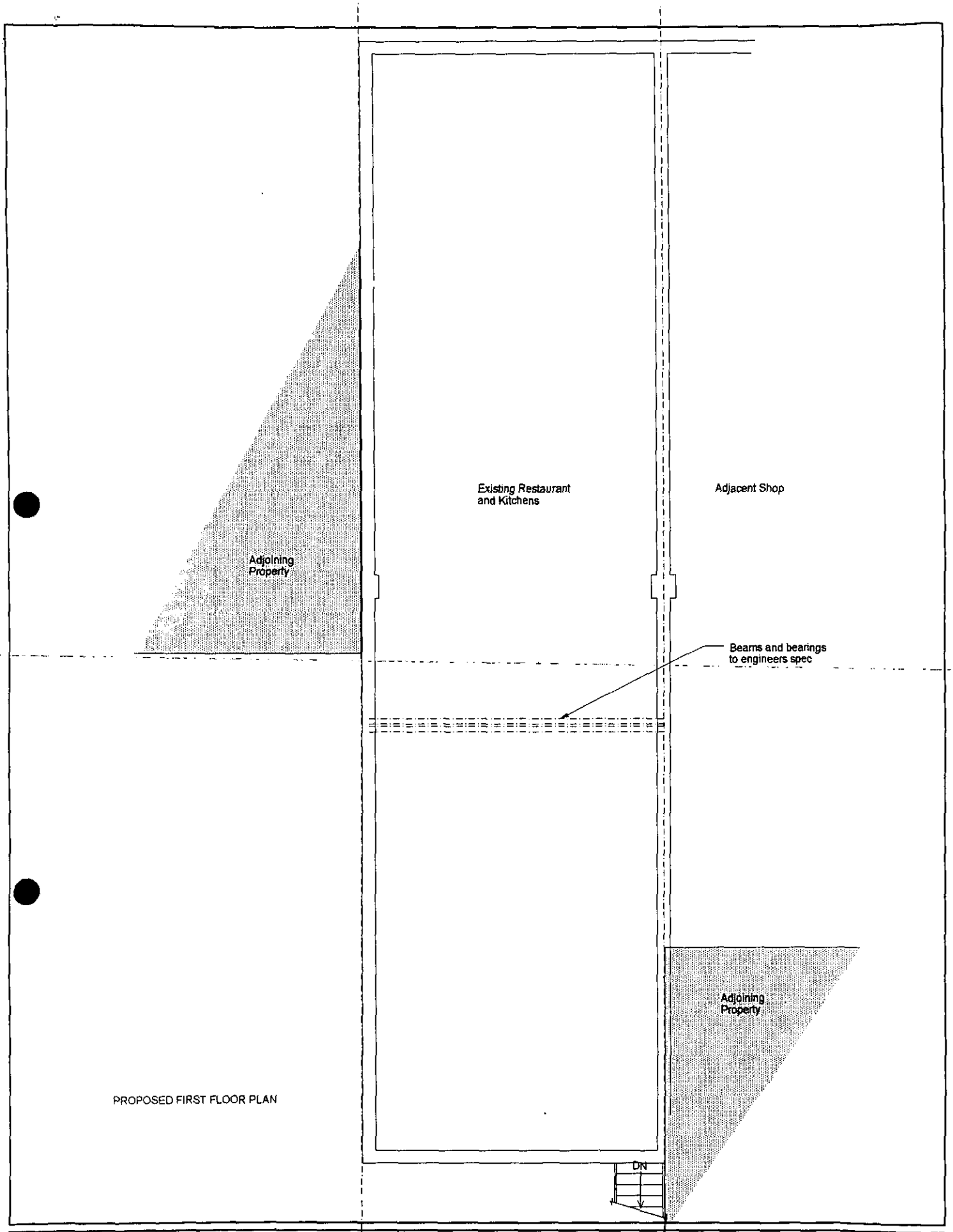

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Ground Floor Plans	
PROJECT:	First floor rear extension	SCALE:	1:100	DRAWING No: 02749/ 13
DATE:	February 2002	REVISION:		

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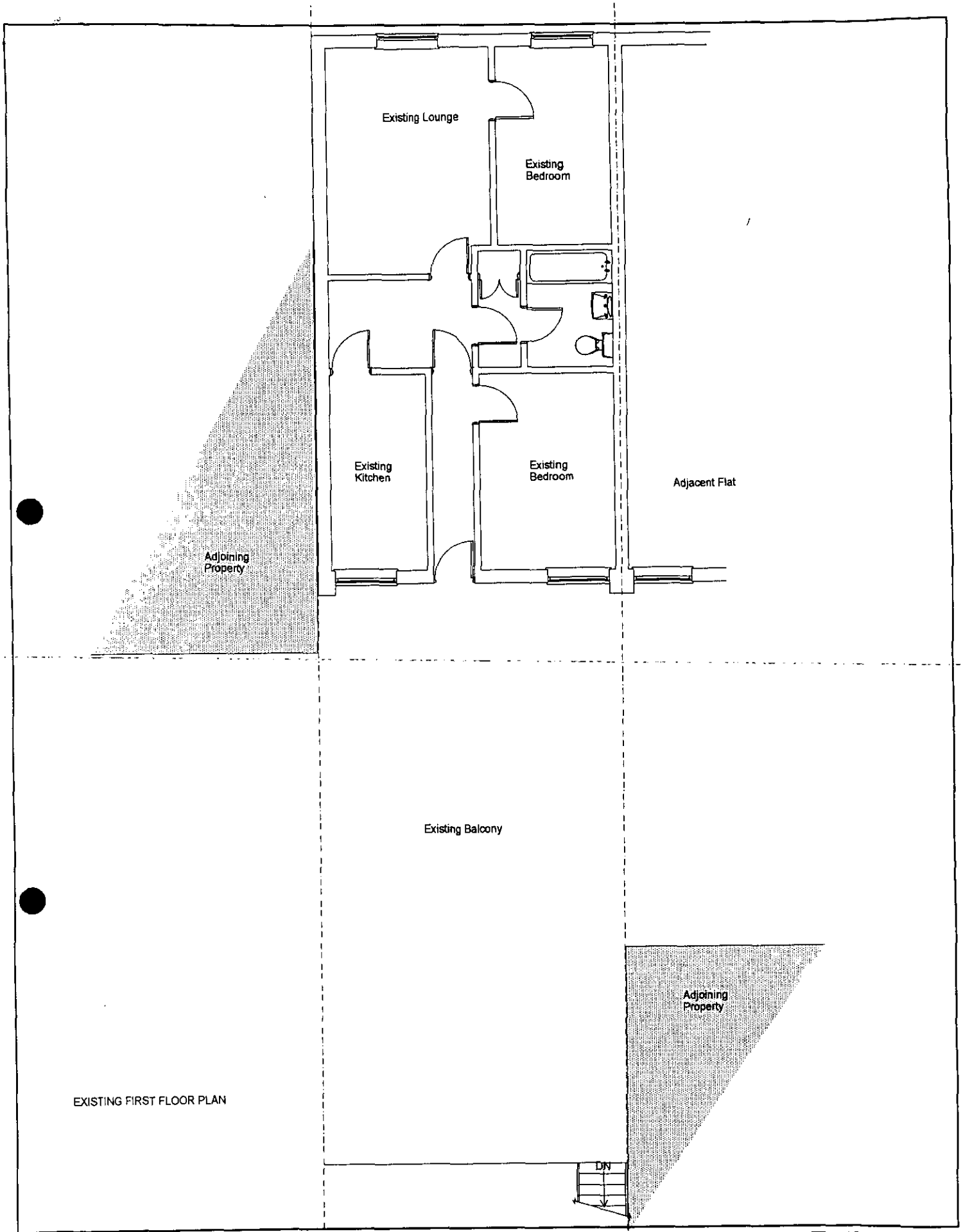

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	First Floor Plans
PROJECT:	First floor rear extension	SCALE: 1:100	DRAWING No: 02749/ 14
DATE:	February 2002	REVISION:	

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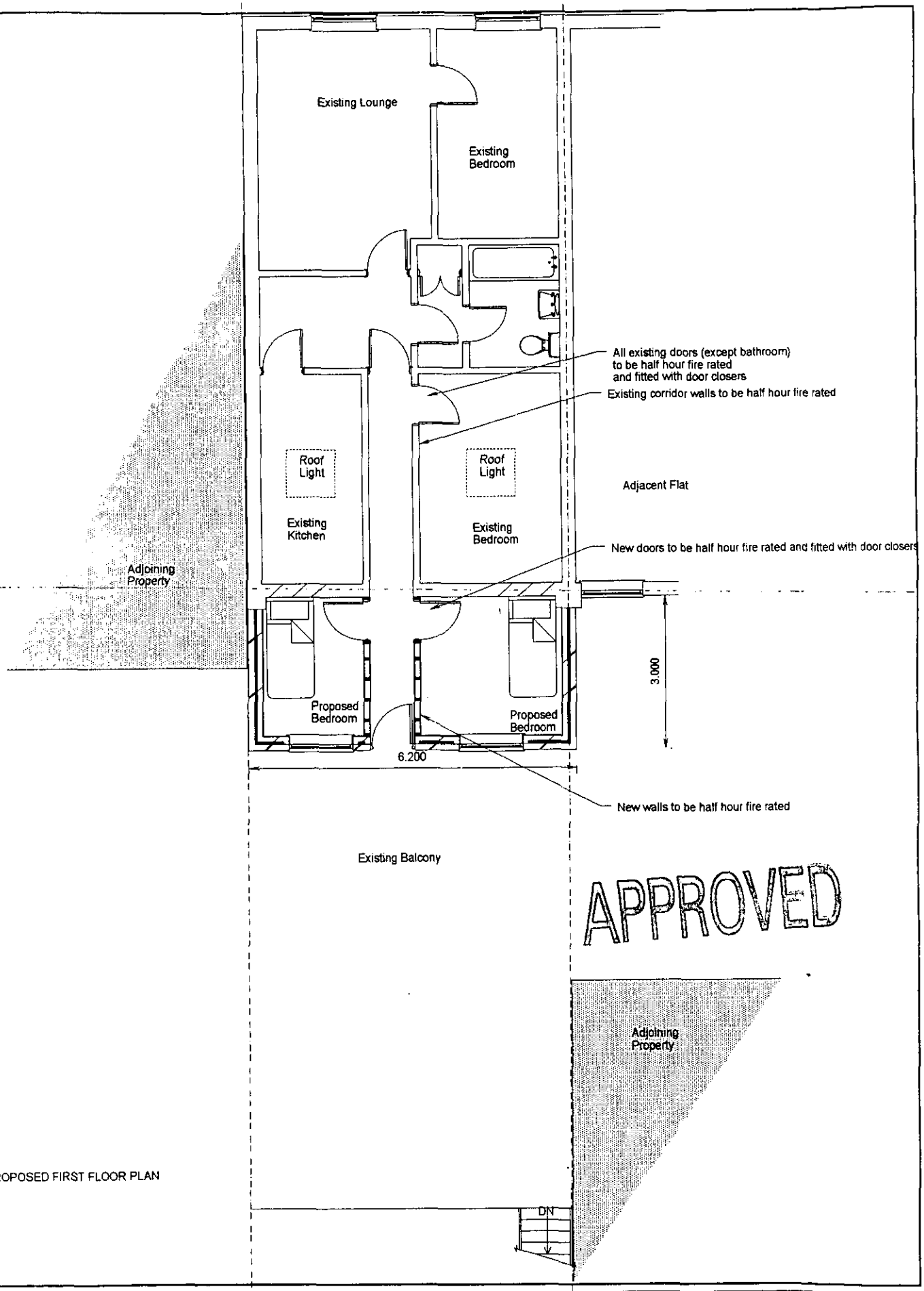
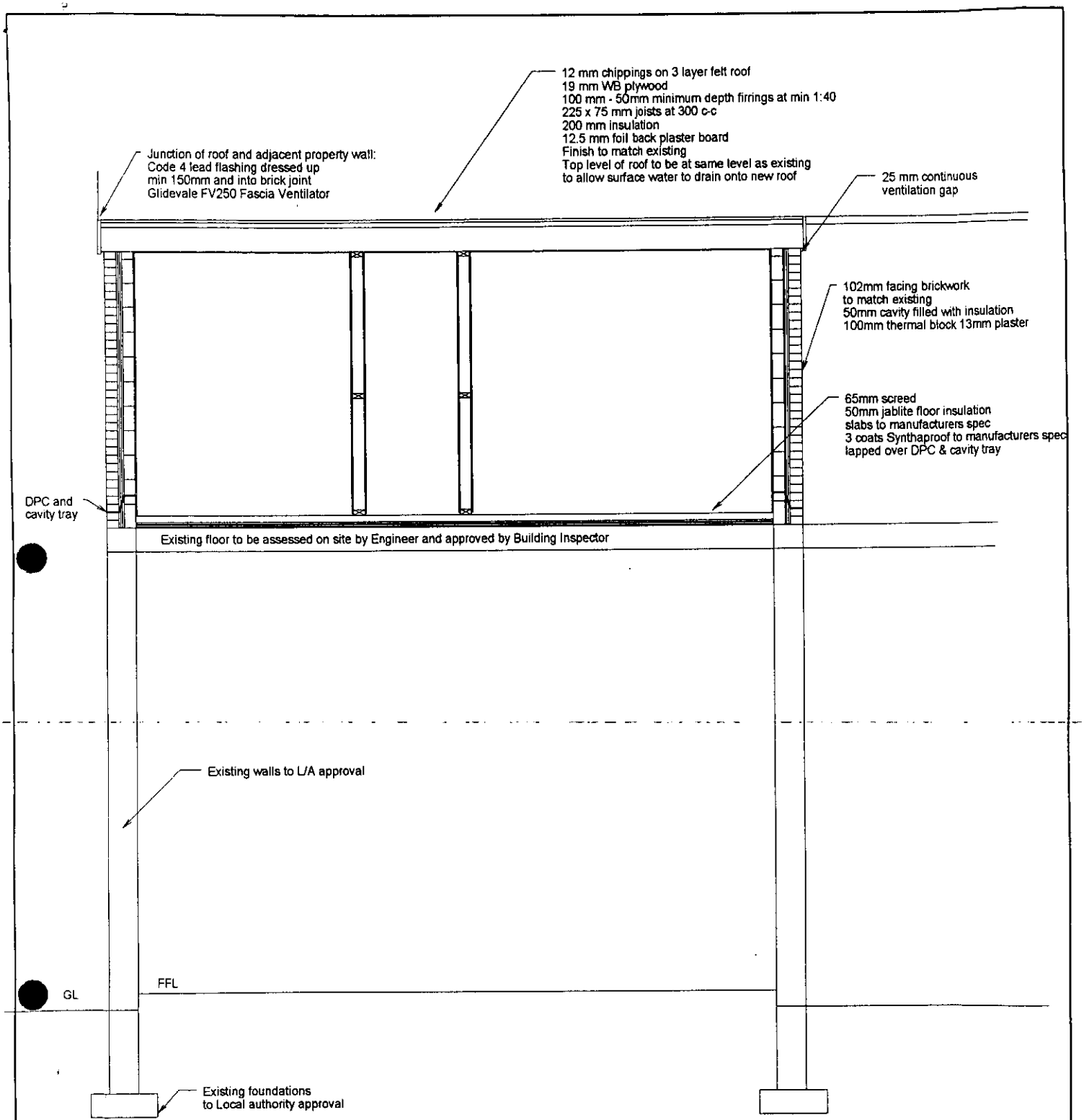


PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	*DESCRIPTION:*	*First Floor Plans*
PROJECT:	First floor rear extension	SCALE:	1:100
DATE:	February 2002	REVISION:	

DRAWING No: 02749/ 15



CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Section		
PROJECT:	First floor rear extension	SCALE:	1:50	DRAWING No:	02749/ 17
DATE:	February 2002	REVISION:			

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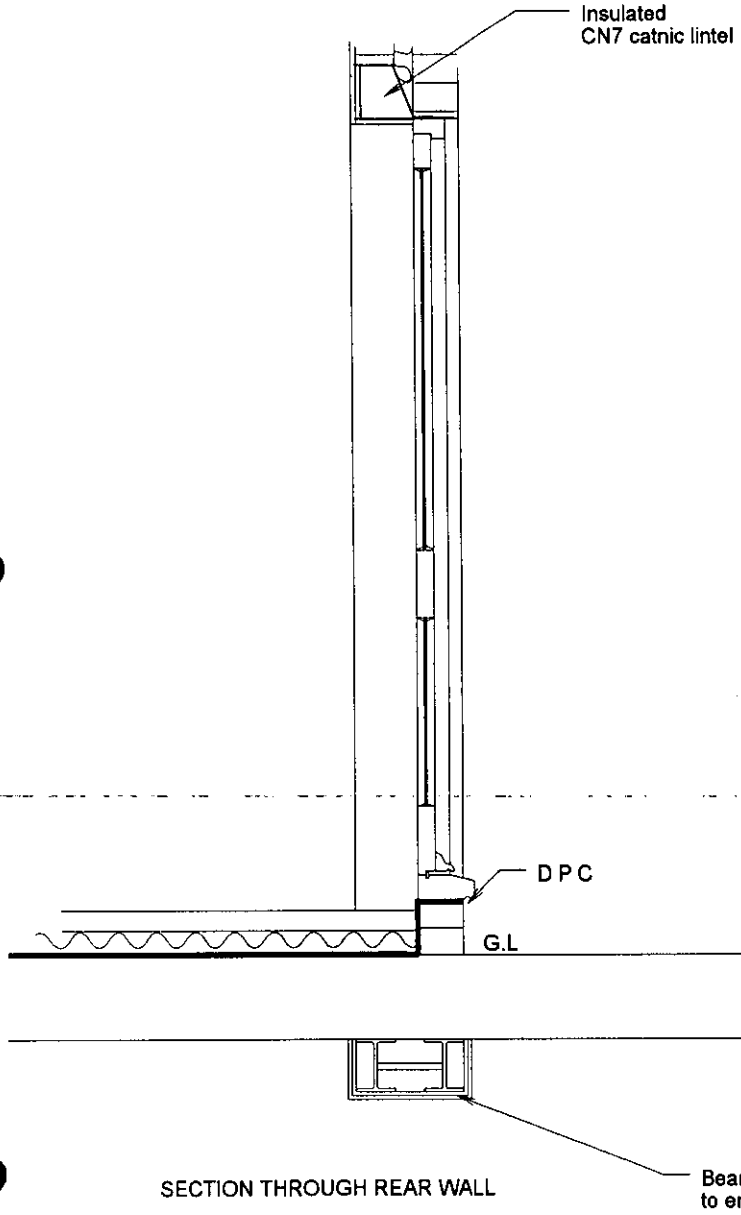
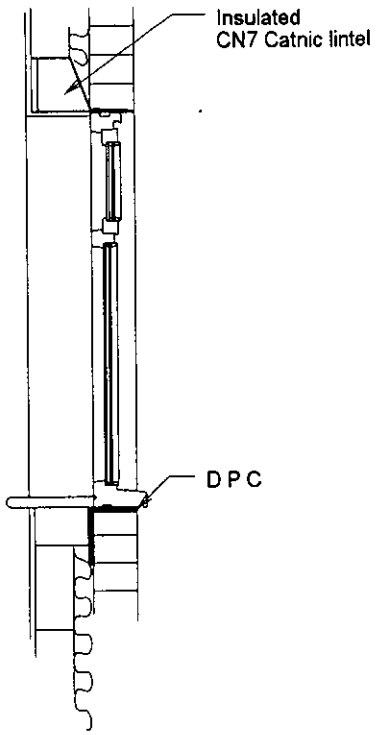


SECTION THROUGH REAR WALL



TYPICAL WINDOW DETAIL

CLIENT:	Mr Ali, 72 Peach Street, Wokingham	DESCRIPTION:	Sections		
PROJECT:	First floor rear extension	SCALE:	1:50	DRAWING No:	02749/ 18
DATE:	February 2002	REVISION:			

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Additional Notes:

Drawings Prepared By:

Excel Design Ltd

Designs For Construction

17 Gorse Ride South . Finchampstead . Wokingham
Berkshire . RG40 4EH
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

GeorgeAvis@ExcelDesign.Ltd.UK
Associate of the Chartered Institute of Building

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Enquiries@AvisVacations.com
Fax: 0118 973 4175
Contact: Christine or George

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6118

Applicant : Mr Ali C/O Excel Design Ltd.

Location : Royal India Restaurant 72, Peach Street, , Wokingham.

Proposal : Proposed first floor rear extension to residential flat.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 1/5/02

Date Registered : 12/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 07/05/2002. 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 :

Conservation Officer : Impact will be minimal.

Highways : 3 spaces requested and is shown on dwg 02749/3A.

Planning Issues : I'd Sett

SBE1, SBE2

WOS3, WBE1

EN1

Application Number:F/2002/6118 **Officer : Francis Leo**
Royal India Restaurant
72 Peach Street, Wokingham

Appraisal :

Development
Proposed first floor rear extension to residential flat.

The site is one of the flats over a block of shopping parade nos 54-72 and is located within the identified settlement of Wokingham and within Wokingham Conservation area.

Impact upon neighbouring properties
As part of a pre-application enquiry the applicant was informed by letter, dated 5 February 2002, that an extension of up to 3m in depth may be acceptable adjacent to this boundary.

Accordingly the applicant has submitted an application proposing a 3m deep extension with a flat roof over. No 70, the adjoining flat has a window nearest to the party wall but there would be no adverse impact because it is to a kitchen. Further the proposed extension faces north, therefore the adjoining flat would continue to receive daylight and sunlight as at present.

Impact upon the character of the area
A deeper extension currently exists at no 54 Peach Street ie. the western end of the block, the proposal would act as an anchor with extensions at both ends. Therefore it is felt there would be no adverse impact upon the character of the area.

Parking : applicant has submitted drg no 02749/3A showing 3 parking spaces within their site considered acceptable)

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6118

Appraisal :

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

Application Number F/2002/6118
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	delete "turning space"

RECORD OF SITE VISIT

SITE ADDRESS: Royal India Restaurant
72 Peach Street Wokingham.

APPLICATION NUMBER: F/2002/6118

OFFICER: Francis Leo

DATE OF SITE VISIT: 1/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Peach Street comprises parade of shops with residential over.

3. DESCRIPTION OF SITE/BUILDING ~~Single~~ Two storey block comprising parade of shops on ground and first floor extending from Nos 54A – 72. At the rear of the flats there exists a terrace/patio which is the roof of the rear part of the ~~shop~~ restaurant

4. RELATIONSHIP TO ADJOINING PROPERTIES Towards ~~the~~ north-east is a block of offices No 74 and towards ~~north~~ south-west is ~~next~~ flat no 70.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

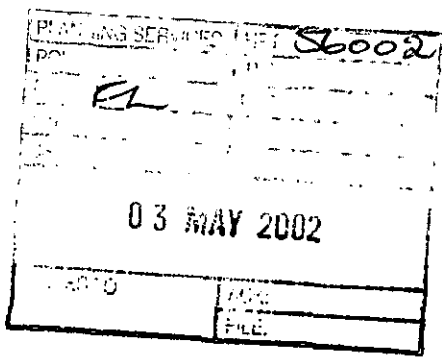
LEVELS

BOUNDARY TREATMENT

OTHERS

None.

Excel Design
DESIGN FOR CONSTRUCTION



Mr Leo
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00749
Your ref. F/2002/6118

2nd May 2002

Dear Mr Leo

Re: 72 Peach Street, Wokingham, first floor rear extension.

Further to our telephone message today, please find enclosed four copies of our revised drawing 749/3A showing the three car parking spaces requested.

We hope this satisfy your requirements.

Yours sincerely

George Avis

17 Gorse Ride South | Finchampstead | Wokingham | Berkshire RG40 4EH | UK | Phone: 0118 973 7336 | Fax: 0118 973 4175
Directors: C. Avis. and G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.*
Excel Design Ltd . Company registration number: 3249201

26/3/02

To:
Harold Sanders
Urban Design And Conservation Officer

From: Francis Leo

Date: 25 March 2002

Application Number: F/2002/6118

Proposal: Proposed first floor rear extension to residential flat..

Site Address:
Royal India Restaurant 72, Peach Street, , Wokingham.

Applicant:
Mr Ali C/O Excel Design Ltd.

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

THE PROPOSED EXTENSION PROVIDES SUB-STANDARD ACCOMMODATION BOTH THE NEW AND BY RESTRICTING THE LIGHTING TO THE TWO EXISTING ROOMS (KITCHEN AND BEDROOM)

ITS IMPACT ON THE RESTAURANT BUILDING AND ADJOINING PROPERTIES WILL BE MINIMAL; THIS PART OF THE CONSERVATION AREA IS ALSO UNIMPRESSIVE.

THE ROOFLIGHTS ON THE EXISTING BALCONY SHOULD BE INCLUDED ON THIS PLAN, TO ESTABLISH THE SAFETY ASPECT OF HAVING A HAZARD NEAR THE ACCESS TO THIS DWELLING.

DIFFICULT TO REFUSE BUT NOT TO BE ENCOURAGED

Harold Sanders
11.04.02.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 25 March 2002

Application Number: F/2002/6118

Proposal: Proposed first floor rear extension to residential flat.

Parish: WOKINGHAM TOWN

Site Address:
Royal India Restaurant 72, Peach Street, , Wokingham.

Applicant:
Mr Ali C/O Excel Design Ltd.

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).

Signed: _____ **Print name:** Adam 26/03/02.

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 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.

1103

12.MAR2002 6118

CONFIDENTIAL

APPLICATION NUMBER F/2002/6118

- [x] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

3892.
Natalie

The Wokingham Initiative

Wokingham Town Centre Management Initiative

JOHN W. BINGHAM

Wokingham Town Centre Manager

Town Hall, Market Place, Wokingham, Berkshire RG40 1AS
Tel/Fax: (0118) 978 1985 Mobile: 07720 558991
email: jb@tcmi-wokingham.freeserve.co.uk

2263

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 February 2002
My ref: EXC/Wokingham pre-application
Your ref:

Mr M Ali
72 Peach Street
WOKINGHAM
RG40 1XH

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 Mr Ali

PROPOSED EXTENSION TO REAR OF FIRST-FLOOR FLAT AT 72 PEACH STREET, WOKINGHAM

I write regarding the above proposal and apologise for the delay in doing so.

I note that there have been two previous proposals for extensions to the rear of the flat. The first (97/66051/F), which would have had a depth of 6.5 metres and extended across the whole width of the property, was refused because it would have had an overbearing impact and resulted in overlooking of neighbouring flats. A more recent proposal, with a maximum depth of 3.9 metres and set off the boundary by 1.6 metres was approved.

You have provided details of two alternative schemes and the sketches submitted appear to be at scale 1:100. On this basis, one proposal is for a 4.1 metre deep extension, spanning the whole width of the flat (I will refer to this as scheme 1) and one for a 7.6 metre deep extension, adjoining the boundary with 74 Peach Street but set off the boundary with No 70 by 2.8 metres (scheme 2). You indicate that the window in the flat at 70 Peach Street, adjacent to the boundary with your property is a kitchen window.

With regard to scheme 1, I would have some concerns regarding the impact on the living conditions of occupants of the flat at 70 Peach street, due to the depth of the proposed extension. However, I consider an extension of up to three metres in depth may be acceptable adjacent to this boundary.

In my opinion, the depth of the proposed extension would result in scheme 2 having an overbearing impact on occupants of the neighbouring flat, and the setback from the boundary would not be sufficient to overcome this problem. Therefore, I would not encourage this approach. The depth of the extension would also increase its visual impact.

From our discussion, I understand that it would be possible to achieve adequate lighting of the existing rooms, at the rear of the flat from roof lights. Any application should demonstrate that this is the case.

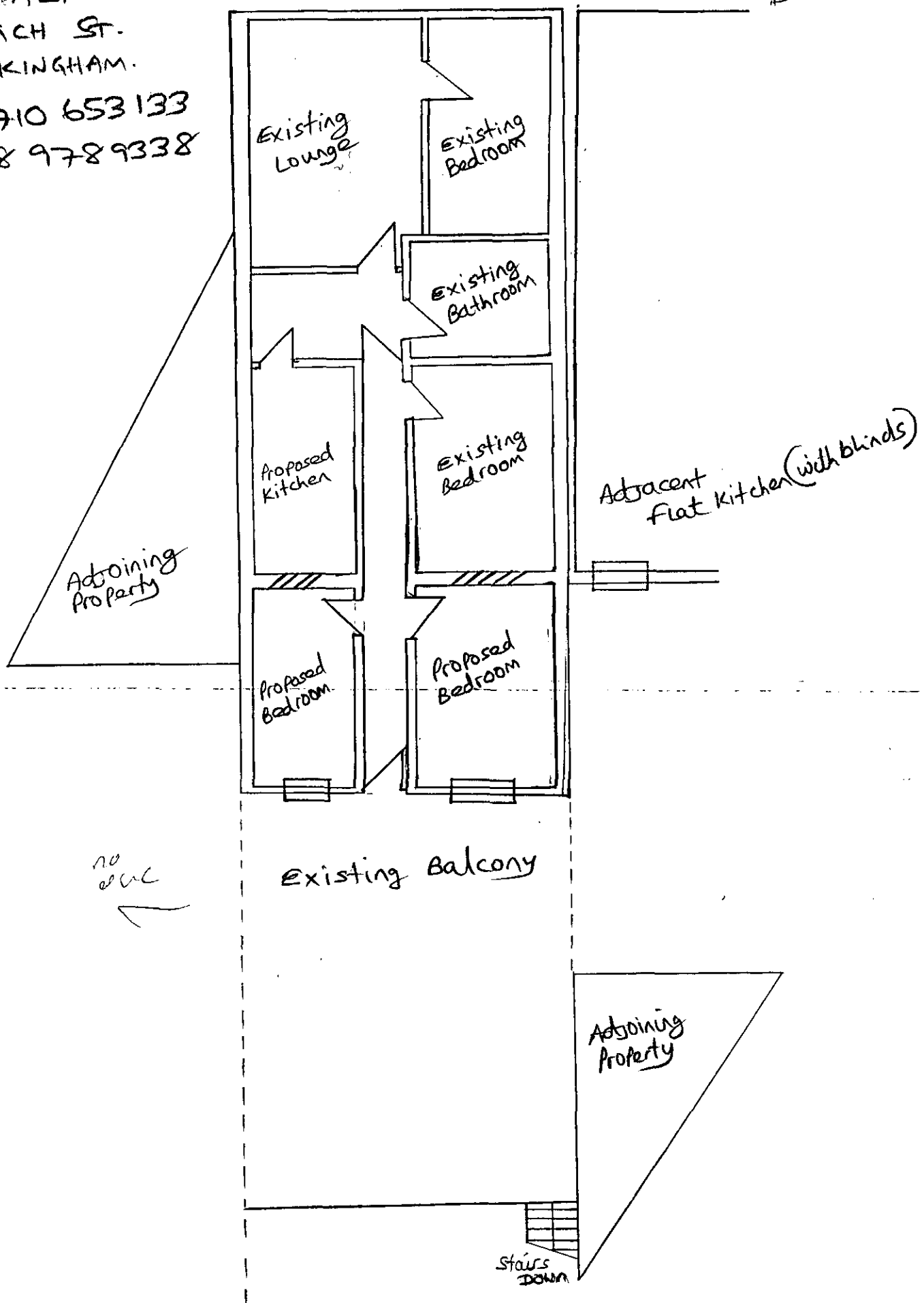
I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice on this matter, please contact me on 0118 974 6479.

Yours sincerely

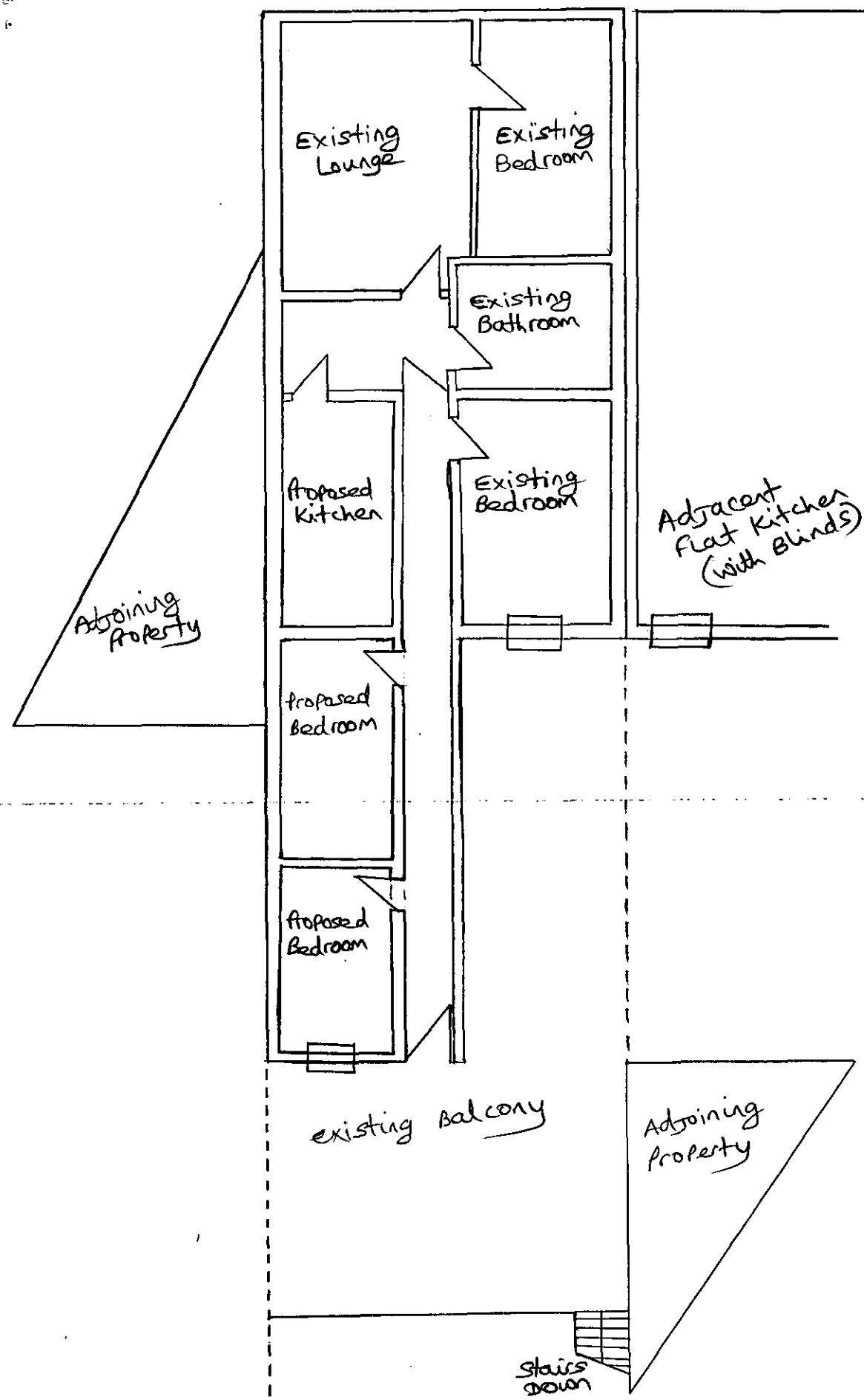
Emy Circuit
Senior Planning Officer, Development Control

cc: John Bingham, Wokingham Town Centre Manager, Town Hall, Market Place, Wokingham

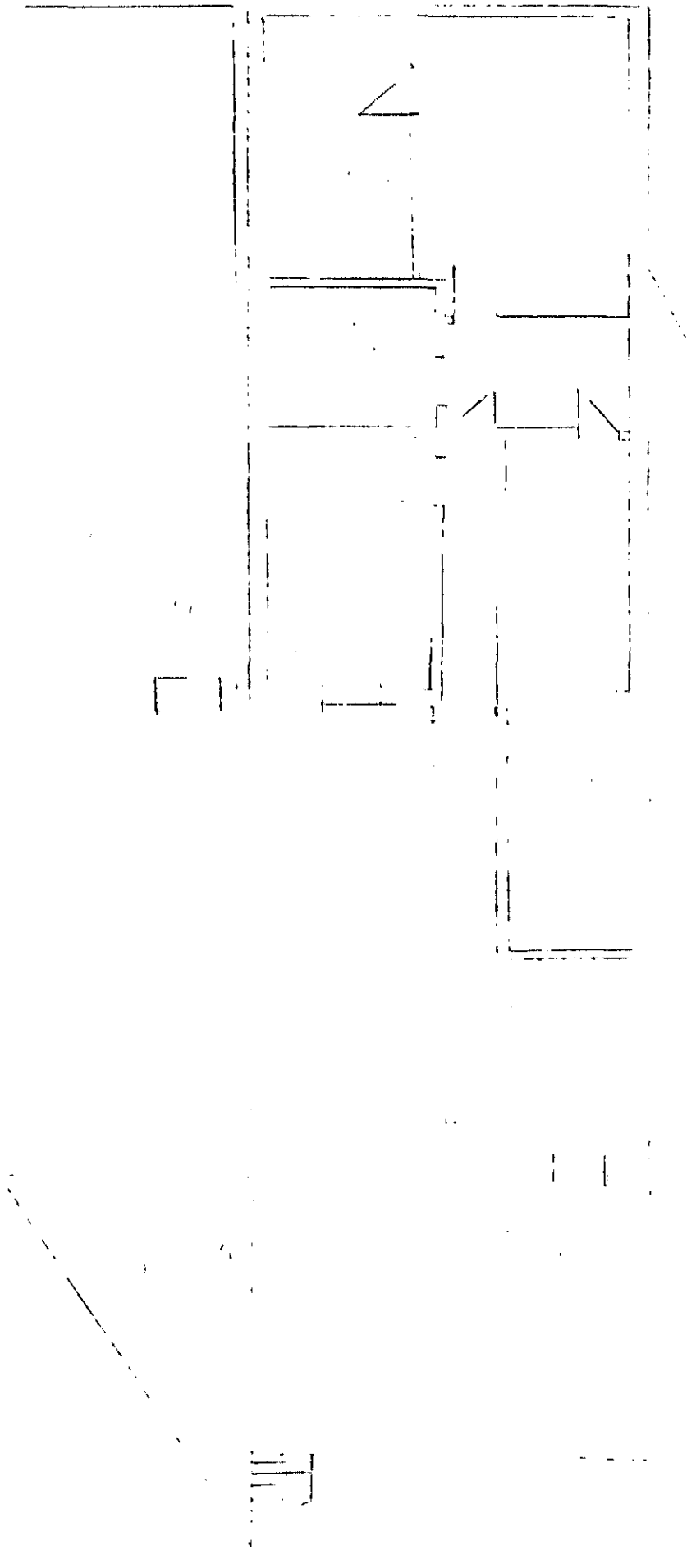
MR M ALI
72 PEACH ST.
WOKINGHAM.
TEL - 07710 653133
OR - 0118 9789338

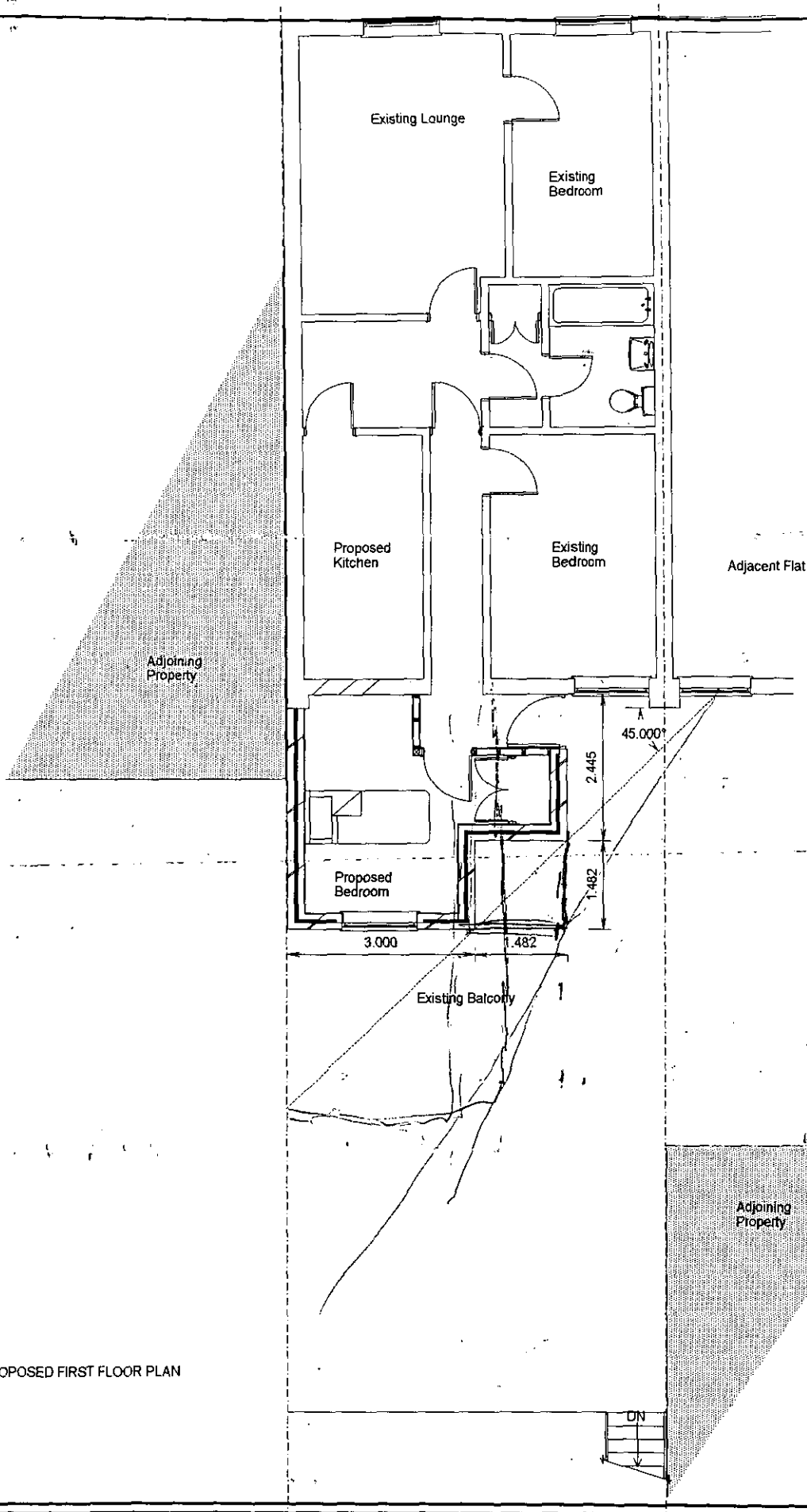


PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN





PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr Ali, Royal India Restaurant, 72 Peach Street Wokingham, Berks.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	First floor rear extension.	SCALE:	1:100	DRAWING No:	01702/ 13
DATE:	April 2001	REVISION:			

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

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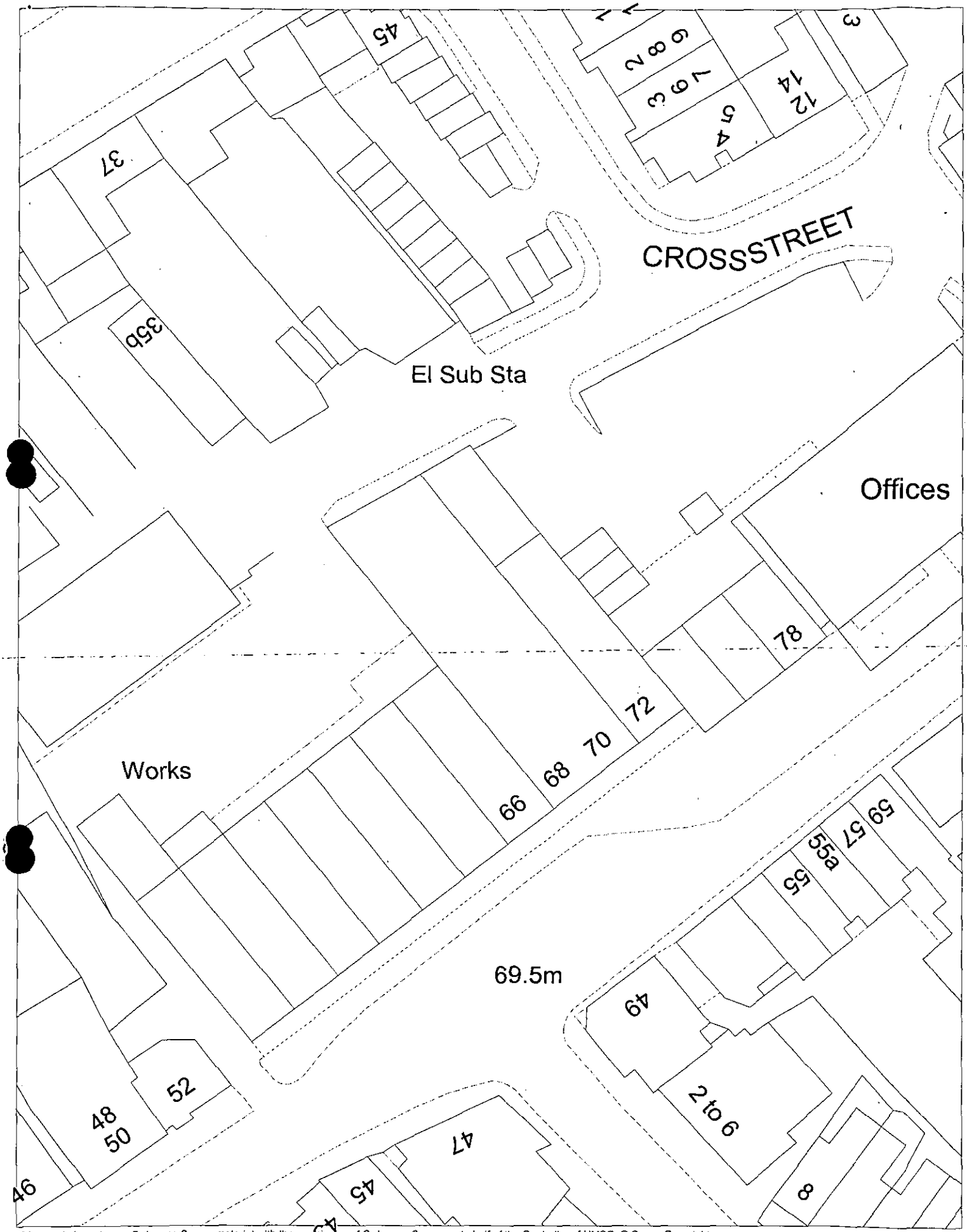
Excel Design



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2002 Scale: 1 : 500

N W E S

ADDRESS 72 PEACH STREET PARISH DOK

PLOT No. ~~'LEIDO'~~ ~~CHINESE~~ RESTAURANT ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/27/60	City & Lond. Bldg Ltd	9 shops with flats over 54/70	14/7/60	C/A
R/86/62			Consent 16 Sept 65	
20807	MR RIHG AH	2 ILL SHOP SIGNS	9.2.84	N/A C/A
97/66057/F	"	1st. EXTENSION	31.10.97	Ref
F/2001/3892	"	1st/fl/r ext.	20.6.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Ext - Mr. Maddox - 9/9/99

DRAINAGE

091074

can use roof lights, existing over other rooms.

97/66051/F Main impact No 68

6.525m deep - overlooking due to side windows & overbearing

5.9m

4.6 x 3.5

or 4.2 x 6.2

Application Number : F/2002/6118	Map No : 7SB
Case Officer : FL	Site Area : 0.02
Valid Date : 12.3.02	Received Date: 12/03/2002

Level : Delegated Application

Description : Proposed first floor rear extension to residential flat.

Location : Royal India Restaurant 72, Peach Street, , Wokingham.

Parish : WK **Ward : WES** 25.3.02 B.

Applicant : Mr Ali C/O Excel Design Ltd.

Fee Required: £95 **Fee Received: £95** (S)

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 – 2 extra bedrooms.	25.3	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment? Cert B?	25.3.	
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area.

INTERNAL CONSULTATIONS 25.3.02

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

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

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
	55A	55APEACH STREETWOKINGHAM	RG401XP
		100PEACH STREETWOKINGHAM	RG401XH
ROYAL INDIA RESTAURANT		72PEACH STREETWOKINGHAM	RG401XH
PROFILE DESIGNS		53PEACH STREETWOKINGHAM	RG401XP
NICHE		57PEACH STREETWOKINGHAM	RG401XP
		37ROSE STREETWOKINGHAM	RG401XS
		39ROSE STREETWOKINGHAM	RG401XS
	104A	104APEACH STREETWOKINGHAM	RG401XH
	68A	68APEACH STREETWOKINGHAM	RG401XH
	70A	70APEACH STREETWOKINGHAM	RG401XH
	72A	72APEACH STREETWOKINGHAM	RG401XH
CARE UNLIMITED	53A	53APEACH STREETWOKINGHAM	RG401XP
	57F	57FPEACH STREETWOKINGHAM	RG401XP
WOKINGHAM INSTANT PRINT		74PEACH STREETWOKINGHAM	RG401XH
BLOCKBUSTER VIDEO EXPRESS	68-70	68-70PEACH STREETWOKINGHAM	RG401XH
SIGMA MANAGEMENT		51PEACH STREETWOKINGHAM	RG401XP
SYNERGY		55PEACH STREETWOKINGHAM	RG401XP

Neighbours Consulted F/2002/6118 25.3.

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6118

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6118
Royal India Restaurant 72, Peach Street, , Wokingham.
Proposed first floor rear extension to residential flat.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6118**
Royal India Restaurant 72, Peach Street, , Wokingham.
Proposed first floor rear extension to residential flat.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6118

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) 974 6991
DX: 33506 – Wokingham

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6118
Royal India Restaurant 72, Peach Street, , Wokingham.
Proposed first floor rear extension to residential flat.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6118**
Royal India Restaurant 72, Peach Street, , Wokingham.
Proposed first floor rear extension to residential flat.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/6118

Proposal:
Proposed first floor rear extension to residential flat.

Location:
Royal India Restaurant 72, Peach Street, , 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/2002/6118 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 15/04/2002. 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.

Trevor Watson
Development Control Manager

25 March 2002

6118

1959/a

HOUSEHOLDER PLANNING APPLICATION

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.

WOKINGHAM DISTRICT COUNCIL

12.MAR2002* 6118

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 IACI
	ADDRESS	ROYAL INDIAN RESTAURANT
		72 PEACH STREET
		WOKINGHAM BERKS
	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 4EH Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	72 PEACH STREET
		WOKINGHAM.
		BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR 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 — BRICKWORK & ROOF 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 [illegible]

DATE 26-02-02

ADDRESS 72 PEACH STREET PARISH DOU

PLOT No. '~~REIDO~~' ~~CHINESE~~ RESTAURANT ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/27/60	City & Town Bldg Ltd	9 shops with flats over 54/70	14/7/60	C/A
R/86/62			Consent 16 Sept 65	
20807	MR. RIFIG ALI	2 ILL SHOP SIGNS	9.2.84	N/A OA
97/6605T/L	"	S/St. ATTENSION	31.10.97	Ret
F/2001/3892	"	1st/fl/r ext.	20.6.01	C/A

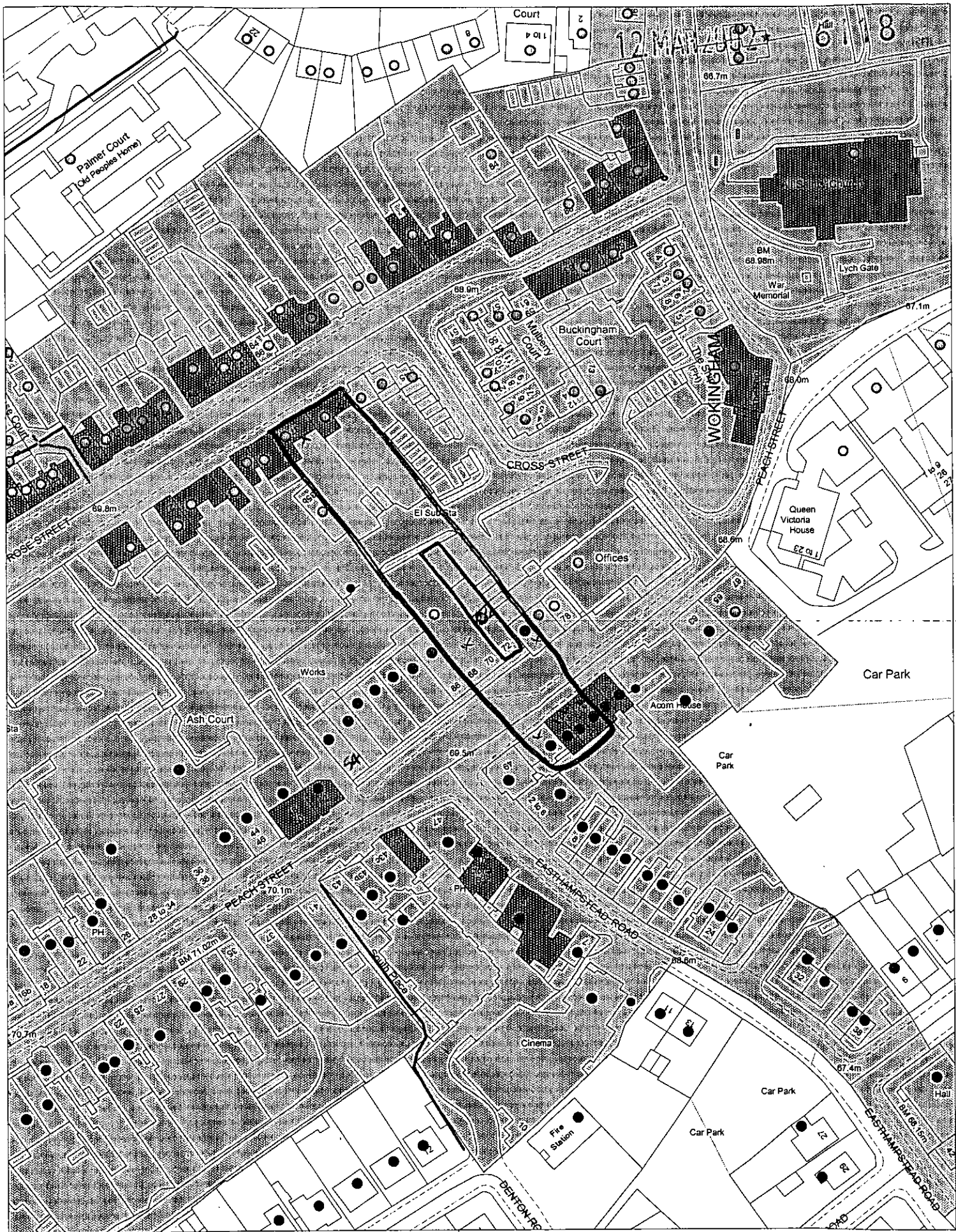
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Ext - Mr. Maddox - 9/9/99

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2002

Scale: 1 : 1250

N W E S