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

SYSTEMS LTD

APPLICATION NO:
F/2002/6109

LOCATION:
82 Clifton Road, Wokingham.

APPLICANT:
Mr/Mrs R Arter C/O Romar Building Design & Services

PROPOSAL:
***Proposed single storey front and side* extension to dwelling. First floor side extension *and single storey rear extension to form* replacement conservatory.**

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Francis Leo**

61

D1

Application No: F/2002/6109 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Arter
C/O Romar Building Design & Services
170A Reading Road
Wokingham
Berks
RG41 1LH

Application Number: F/2002/6109

Parish: **WOKINGHAM**

Location: **82, Clifton Road, Wokingham.**

Proposal: **Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. There shall be no raising of existing ground levels on the site.

Condition
6. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
7. There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.

Condition
8. The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
7. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
8. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

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: 03/05/2002

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.

6109

PLANNING SERVICES	HPT 36129
POL	TLS
DC FL	ENF
APP	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

ROMAR BUILDING DESIGN & SERVICES
170A READING ROAD
WOKINGHAM
BERKSHIRE, RG41 1LH

Telephone 07939 230208

25 April 2002

Our ref: ROM/02/053
Your ref: F/2002/6109

Mr F Leo
Development Control Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire

Dear Sir

Re: 82 Clifton Road, Wokingham.

I refer to your letter dated 21 March 2002.

I confirm that no part of the proposed development will encroach onto, over or under the neighbouring property.

We look forward to hearing from you in due course.

Yours faithfully

Romar Building Design & Services

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

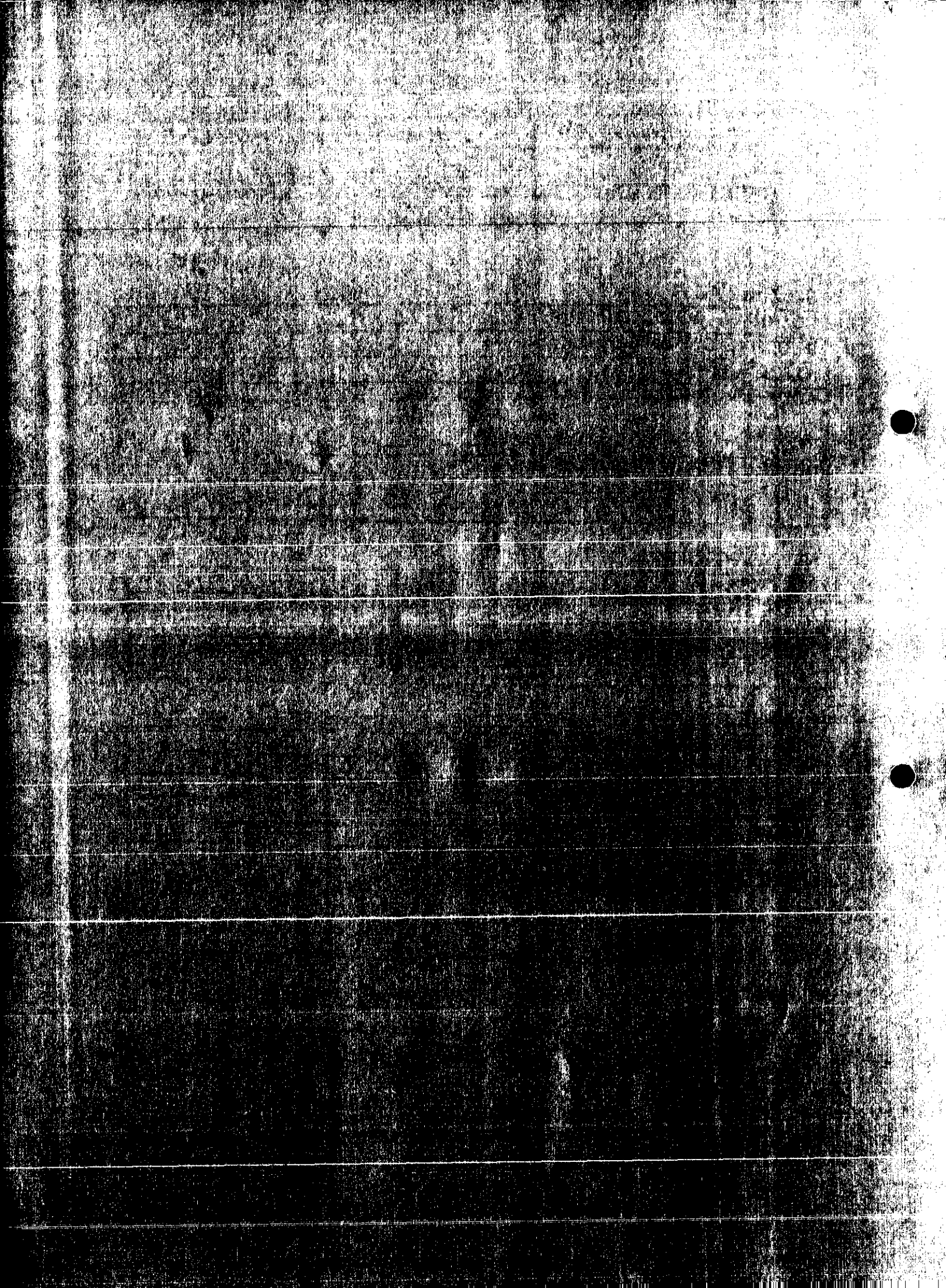
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6109	FL
BUILDING CONTROL NUMBER	KP 2002/3247	
APPLICANT/AGENT	Romar	
ADDRESS OF SITE	82 Clifton Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S front + side ext + first floor side ext + S/S rear ext to form replacement conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/02/053/01	ROM/02/053/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/2/02	

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	



WORK SHEET FOR : Francis Leo

Application Number : F/2002/6109

Applicant : Mr/Mrs R Arter C/O Romar Building Design & Services.

Location : 82, Clifton Road, , Wokingham.
Proposal : Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		21/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/4/02

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application <u>will have expired on</u>: <u>06/05/2002.</u> 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 : —

Highways : no objection

ENV Agency : no objection but ~~would like~~ have imposed their standard conditions

Planning Issues : I'd Sett

S/BE1 , SBE2
WOS3, WBE1
BN1

Application Number: F/2002/6109 **Officer : Francis Leo**
82 Clifton Road, Wokingham

Appraisal :

Development
Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form a replacement conservatory.

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

Impact upon neighbouring properties
Nos 80 - 86 are located in a staggered form. No 84 adjoining property to the north is set-back approximately 4.5m from the front building line of application site. The proposed first floor is set-back 1m further from the main building. At the rear the adjoining property is forward of application site by 6m. No 84 has one window to a landing on the flank wall facing application site. Further there is a double garage between application site and no 84 allowing a wide space between the two properties at first floor level. In view of this it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The roof of the proposed extension follows the pitch of the main roof with the front face set back 1m to appear subordinate to the main dwelling. The extension has been designed to be in keeping with the character of the main dwelling and would have no adverse impact upon the character of the area.

Parking: The proposal would create one additional bedroom making 4 altogether. Applicant has shown 2 parking spaces in the forecourt plus the garage.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6109

Appraisal :

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

Application Number F/2002/6109
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C049	R049	
4	C122	R122.	
			(1) ENV Agency standard conditions

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, UBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. M. L. Thomas
(Development Control Manager)

Date: 3.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 82 Clifton Road Wokingham.

APPLICATION NUMBER: F/2002/6109

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey semi-di, side garage, open plan front garden. Many dwellings even side have rear extn.

3. DESCRIPTION OF SITE/BUILDING

2 storey semi-di in side garage, space for 2 cars at front. Timber vertical boarding at front. Garage extends upto the rear + a conservatory

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 84 has a garage to side facing app site, window in flank wall to a landing. Single storey rear extn about 3-4m beyond rear building line

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS

ENVIRONMENT AGENCY

Our Ref : SP/2002/005490-1/1
Your Ref : F/2002/6109

Date : 17 April 2002

PLANNING SERVICES	HPT 55284
PCL	TLS
DC FL	ENF
AP?	
CS	
19 APR 2002	
COPIES TO	
	FILE

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

Dear Sir/Madam

FAO: Francis Leo

Proposal: Single storey front extension to dwelling, first floor side extension and single storey rear extension to form replacement conservatory
Location: 82 Clifton Road, Wokingham

Thank you for your letter dated 21 March 2002, received on 25 March 2002. Please quote the following reference in any correspondence: SU86NW/21/6. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no

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

fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

ADVICE TO PLANNING AUTHORITY

Flood Risk

This site is within the 1 in 100 year floodplain of the Emm Brook. Extensions are to the first floor and there are no significant changes at ground floor level.

Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Watercourses

We are aware of the Emm Brook at the back of the site, but should there be any other watercouses ont he site, 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 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.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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

CC: Romar Building Design & Services

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 21 March 2002

Application Number: F/2002/6109

Proposal: Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.

Parish: WOKINGHAM TOWN

Site Address:
82, Clifton Road, , Wokingham.

Applicant:
Mr/Mrs R Arter C/O Romar Building Design & Services.

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).

C049, R049
C22, R122.

Signed: _____ **Print name:** Adam 22/03/02

Application Number : F/2002/6109	**Map No :** 68A
Case Officer : FL	**Site Area :** 0.03
Valid Date : 11.3.02	**Received Date: 11/03/2002**

Level : Delegated Application

Description : Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.

Location : 82, Clifton Road, , Wokingham.

Parish : WK **Ward : EMM** 21.3.02 JB.

Applicant : Mr/Mrs R Arter C/O Romar Building Design & Services.

Fee Required: £95 **Fee Received: £95** (14)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment at boundary	21.3.	
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 21.3.02

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) ✓

● Encroachment ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) ✓ Flood Zone + Groundwater Prot. Zone

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

.....

S/N + See map.

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		80CLIFTON ROADWOKINGHAM	RG411NE
		82CLIFTON ROADWOKINGHAM	RG411NE
		84CLIFTON ROADWOKINGHAM	RG411NE
		87CLIFTON ROADWOKINGHAM	RG411NJ
		89CLIFTON ROADWOKINGHAM	RG411NJ
		91CLIFTON ROADWOKINGHAM	RG411NJ
		93CLIFTON ROADWOKINGHAM	RG411NJ

Neighbours Consulted F/2002/6109 21.3.

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6109

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2002/6109
82, Clifton Road, , Wokingham.
Proposed single storey front and side extension to dwelling.
First floor side extension and single storey rear extension to form replacement conservatory.

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/2002/6109**
82, Clifton Road, , Wokingham.
Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.
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 Malvern

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

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6109

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6109**
82, Clifton Road, , Wokingham.
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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 Eke

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

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6109

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

Dear Councillor

Application Number: F/2002/6109
82, Clifton Road, , Wokingham.
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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 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/2002/6109**
82, Clifton Road, , Wokingham.
Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.
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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/6109

Proposal:
Proposed single storey front and side extension to dwelling. First floor side extension and single storey rear extension to form replacement conservatory.

Location:
82, Clifton Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6109 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 14/04/2002. 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

21 March 2002

6109

1305A

Environmental Services

For office use only.
Application number:

11 MAR 2002* 6109

Householder planning application form

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

1	Your name	Mr & Mrs R. ARTER
	Address and postcode	82 CLIFTON ROAD
		WOKINGHAM
		BERKS
		RG41 1NE
	Phone number	0118 961 9319
2	Agent's Name	ROMAR BUILDING DESIGN & SERVICES
	Address and postcode	17cA READING ROAD
		WOKINGHAM
		BERKS
		RG41 1LH
	Phone number	07939 230208.
3	Site	82 CLIFTON ROAD
	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.	WOKINGHAM
		BERKS
		RG41 1NE
4	Give brief details of the proposal for example, two storey side extension.	About the application: Sungle Storey Garage/Porch Extension
		Second Storey Bedroom/EnSuite Extension
		Replacement of Existing Sun Lounge.
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.	Wall - Face Brickwork & Cedar Cladding
		Roof - Concrete Tiles.
		Joinery - White UPVC
		All to MATCH EXISTING IN COLOUR & TEXTURE
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

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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] (Ronald Edwards)

on behalf of Mr & Mrs K. Akroyd

Date 8. 3. 2002

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

ADDRESS 82 Clifton Road PARISH Wok

PLOT No. 123 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/58	Buckley	Res Dev	10/7/58	C/A
B/41/63	Laing	Dwelling	19/12/63	C/A
R/231/72 8865x		Extension to extend existing garage, dining room, toilet + kitchen	21/9/72	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

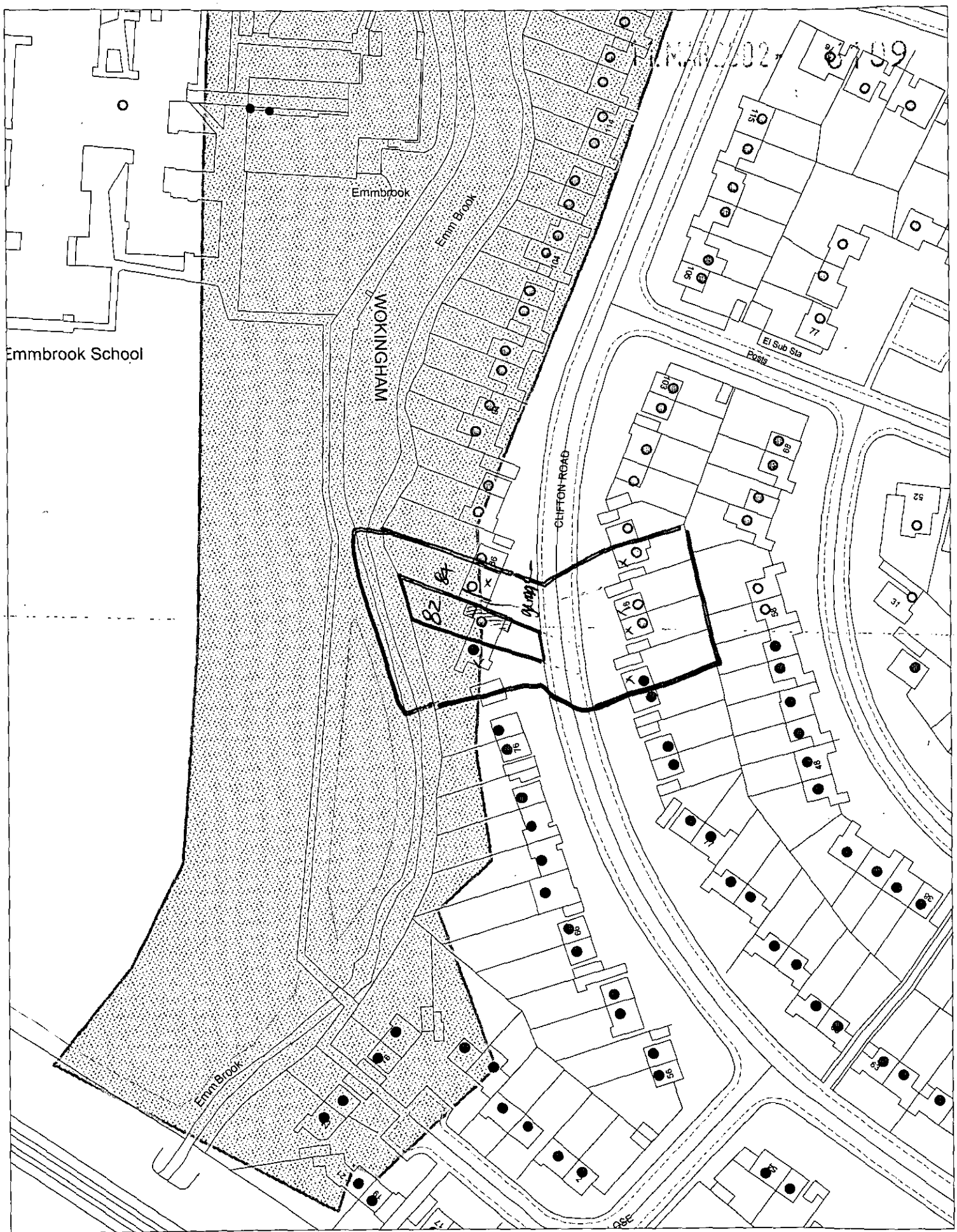
DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6109**
CASE OFFICER: **Francis Leo**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2002

Scale: 1 : 1250

N W E S