APPLICATION NO:
F/2000/1647

LOCATION:
52 Lowther Road, Wokingham.

APPLICANT:
Mr & Mrs Gallon

PROPOSAL:
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2000

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gallon
52 Lowther Road
Wokingham
Berkshire
RG411JD

Application Number: F/2000/1647

Parish: **WOKINGHAM**

Location: **52, Lowther Road, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling and bay window (Amendment to consent 98/67320/F)**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1647. BP
BUILDING CONTROL NUMBER	FP98/7926 Howard
APPLICANT ~~/AGENT~~	Mr + Mrs Callow
ADDRESS OF SITE	52 Lowther Road CROKWORTHAM.
DESCRIPTION OF PROPOSED WORK	S/S front ext + bay window (amendment to consent 98/673 20/F)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	52098/1	52098/1A
ELEVATIONS	-u	-u
FLOOR PLANS	-u	-u

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Note to Howard.	DC - bay window to front - ext u front of WC	
DATE	12/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	11/7/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1647

Applicant : Mr & Mrs Gallon .

Location : 52, Lowther Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling and bay window (Amendment to consent 98/67320/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 3.7.00

Date Registered : 05/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 31/07/2000. 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 :

- Town Council – no objection
- Railtrack – unlikely to affect Railtrack's interests.

Planning Issues :

A. Impact on streetscene/visual amenity of area SBE1/2 of SEALP; WBE1 of WDLP

B. Impact on amenities of adjoining neighbours –"–

PROPOSAL:

Single storey front extension approved in May 1998 under 98/67320/F Current proposal involves addition of single storey to provide WC to front and addition of bay windows to proposed extn.

Application Number: F/2000/1647

Appraisal :

A. IMPACT ON STREETSCENE AND VISUAL AMENITY OF AREA
Policies SBE1/2 of SEALP ; and WBE1 of WOLP

Proposed WC extension would extend 0.8m forward of porch although would not project beyond garage and granny annexe extn. Due to scale and position of extn. there would be no adverse impact on streetscene/ visual amenity of area. No objection to insertion of bay windows to approved extn.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS
Policies SBE1/2 of SEALP; and WBE1 of WOLP.

Due to position and relationship there would be no adverse impact on amenities of neighbouring occupiers.

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

* Please amend description of development as per front sheet.

Application Number F/2000/1647
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'work'

John Mercer
P
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 52 Lowther Road
Wokingham.

APPLICATION NUMBER: F/2000/1647

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on garage door

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential - mixture of house types and styles

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house. Previously extended. Additional Extn. approved in 1998 under 98/67320/F. Additional WC to front under construction (subject of this appln.)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — as existing

LEVELS — no change

BOUNDARY TREATMENT — N/A

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1647

Proposal: Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)

Site Address: 52 Lowther Road, Wokingham.

Applicant: Mr & Mrs Gallon

Your observations are required in respect of this application by **03/07/2000**

No objections to amendment

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

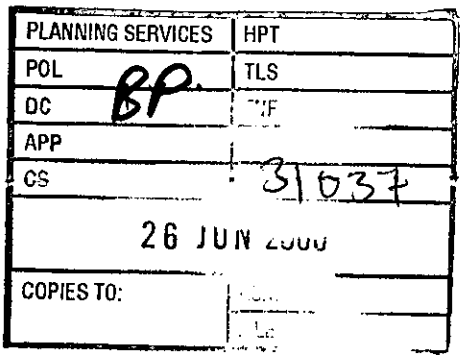
RAILTRACK
Southern
M HOLDEN Director

22nd June 2000

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Tel : 020-7902-3206

Y/r Mrs B Polnik/F/2000/1647
O/r C7/01/530/0/220/AN



Dear Mrs Polnik,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, 52 LOWTHER ROAD
PROPOSED SINGLE STOREY FRONT EXTENSION
APPLICATION No F/2000/1647.

Thank you for your letter of 9th June 2000, concerning the above Application.

As it would appear that the proposed works will not be adjacent Railtrack's boundary, the above proposal is unlikely to affect Railtrack's interests adversely.

However, I reserve the right to make any further comments or conditions considered necessary to ensure the safe operation of the railway if and when the proposal proceeds.

I have no further comments to make on this proposal as submitted.

Yours faithfully,

Alan Nield

pp. B. Purcell.
Outside Parties Engineer.

Asset Information Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3206 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

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

Tel: 0118 974 6450

Date: **09 June 2000**

My ref: F/2000/1647

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2000/1647
52, Lowther Road, , Wokingham.
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1647**
52, Lowther Road, , Wokingham.
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: 0118 974 6450

Date: **09 June 2000**

My ref: F/2000/1647

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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52, Lowther Road, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1647**
52, Lowther Road, , Wokingham.
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6450

Date: **09 June 2000**

My ref: F/2000/1647

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

Dear Councillor

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52, Lowther Road, , Wokingham.
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)

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If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1647**
52, Lowther Road, , Wokingham.
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1647

Proposal:
Proposed single storey front extension to dwelling (Amendment to consent 98/67320/F)

Location:
52, Lowther Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~24-05-00~~ 5/6/00	Map No. ..... Site ...0-03....
Officer: BP	Application No. F/2000/1647

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING (AMENDMENT TO CONSENT 98/6 7320/F)

Location: 52 LOWTHER ROAD

Parish: WOKINGHAM Ward: Emmbrook 9.6.2000

Applicant: MR/MRS GALLON

Fee Received 00-00 Required 95-00 Additional 95-00 Refund ..... requested 30/5

received 5/6

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line	30/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	No forms	30/5	✓ 5/6
4	Correct S 66 certificate			
5	Elevation plans	Side elevation does not show bow window		✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track O ✓
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS: S/N + 50, 54, 42, 44 Lowther Road. ✓

PLANNING 29790
POL
DC BP
APP
CS DLP
24 MAY 2000
COPIES TO:
ACK:
FILE:

50 Ashton Road
Wokingham
Berkshire
RG41 1HL

22nd May 2000

Your Ref: BP/98/67320/F

05.JUN.2000* 1647

Wokingham District Council
Planning Services
Environmental Services Dept
P O Box 157
Shute End
Wokingham
Berks RG40 1WE

Dear Sirs,

Re: 52 Lowther Road, Wokingham, Berkshire

I refer to your letter dated 3rd April 2000, addressed to Mr G Gallon, in which you stated that you were unable to consider the proposed projection as a minor amendment to the Planning Permission granted in 1998. I also refer to my telephone conversation with Mrs B Polnik in which I was advised that it was "Council Policy" not to consider this proposed alteration as a minor amendment. The facts of the situation are that work has just commenced on this front extension. The owner decided that by forming this small extension to the existing WC a slightly larger front lobby would be formed.

Please find enclosed six copies of the amended drawing showing the proposed amendment. I have not included six copies of the Householder's Planning Application form because the information is identical to the six copies received by you when the original Planning Application was made in 1998.

I sincerely hope you are able to deal with this matter as soon as possible and would confirm Mrs Polnik's view that an additional fee is not applicable in this case.

As work is now in progress, your prompt attention would be much appreciated.

Yours faithfully,

A M Dow

Encs:

1933

ADDRESS 52 LOWTHER ROAD PARISH WANSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6/10/66	6634x	DET. HOUSE & GARAGE		C/A
B/33/66	6755x	"		C/A
11366	MR. J. LEGGETT	2/ST. EXT & PORCH	30-8-79	REF.
BR12574	"	"	9.4.80	APP
12362	"	LOUNGE EXT & ADD. GARAGE & PORCH.	25.7.80	C/A
97/66284/F	G & S. Gallon	Conv. of Garage to Bedroom	17.10.97	C/A
FP97/6574	G. GALLON	GARAGE CONV.	25 6 97	APP
98/67320/F	G & S Gallon	S/St/F. ext.	5.5.98	C/A.
FP98/7926	Mr & Mrs. G. Gallon	S/St/F ext.	4.9.98	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 05 JUN 2000

05. JUN. 2000* 1647

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 C CALLOW
	Address and postcode	52 LOWTHER ROAD WOKINGHAM RG41 1JD
	Phone number	01189782264
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	52 LOWTHER ROAD {PLEASE NOTE} THE DRAWINGS ARE ALREADY IN YOUR POSSESSION - SENT UNDER SEPARATE COVER.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION TO FORM CLOAKROOM (1.2M x 1.08M) *
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.	BRICK TO MATCH EXISTING
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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

* PLEASE NOTE - Planning permission granted on 5th May 1998 for this front extension. This application ONLY relates to the cloakroom extension which measures 1.2M x 1.08M

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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. G E Gallun 2-6-2000

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: G E Gallun

on behalf of

Date 2-6-2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250