APPLICATION NO:
F/2001/3345

LOCATION:
29 Carey Road, Wokingham.

APPLICANT:
Mrs McKeand C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **12/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs McKeand
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3345

Parish: **WOKINGHAM**

Location: **29, Carey Road, Wokingham.**

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

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) no additional windows or similar openings shall be constructed in the flank wall in the south west elevation of the single storey rear extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 27/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3345	AT
BUILDING CONTROL NUMBER.	FP 2001/1576	Howard
~~APPLICANT~~/AGENT	Ardeagh	
ADDRESS OF SITE	29. Carey Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3113	AH/E/3113
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/4/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3345

Applicant : Mrs McKeand C/O Andesign.

Location : 29, Carey Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 09/02/2001

Earliest Date for Decision : 12/03/2001

Latest Consultation Date/Site Notice Expiry Date : 12/03/2001

This application will have expired on: 06/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environment Agency :- No Objection
Wokingham TC: No comments received
Neighbours : No comments received

Planning Issues : (Identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2001/3345

Appraisal:

The proposal is for a single storey rear extension to form a family room this will replace an existing extension of similar dimensions and also for the replacement of a side window on the flank elevation. The rear garden of the 2-storey Victorian styled semi detached house is bounded with a combination of an open wire fence and 1.8 metre high fencing.

The proposed single storey extension will be 6.3 metres wide (the whole width of the rear elevation) and will project 4 metres towards the rear garden. To be constructed in brick with a lean to tiled pitched roof. The eaves height will be 2.6 metres with a ridge height of 4 metres. Together with a pair of patio doors which are to be located on the rear elevation of the extension, facing the garden.

1) Impact on neighbouring properties

No. 31, to the east, 2 storey, semi-detached neighbour, extended to the rear with a single storey extension, which is in line with the proposal, there is a 2.9 metre high boundary wall adjacent. Main windows at ground floor and at first floor face rear garden. It is considered that due to its position, orientation and the low pitch of the proposal the occupants of this property will not be overlooked or overshadowed.

No. 27, to the west, 2 storey, 0.3 metres lower, semi-detached house, footprint located 3 metres away from No. 29. Extended to the rear with a single storey extension, which is in line with the proposal. Open wire boundary fence between properties at side, then boundary changes to a 1.8 metre high fence beyond rear extension line. Main windows at ground floor and at first floor face rear garden. There is a ground floor dining room window on the flank wall of the main house, which is located directly opposite the window to be replaced. It is considered that due to its position, and orientation the occupants of this property will not be affected by the proposed single storey rear extension.

2) Impact on street scene /visual impact.

The single storey rear extension will not be visible from Carey Road due to the position of the houses built so close together, overall design and materials proposed will match that of the existing house, it is therefore considered acceptable with no adverse impact on the street scene /visual amenity of the area.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2001/3345
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO14	RO14	External Finishes to Match
3.	**CO44**	**RO44**	**No Windows To Be Inserted "flank wall" in the "south west elevation" of the single storey rear extension**

INFORMATIVES
NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage
N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Rutter
(Development Control Manager)

Date: 27/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 29 Carey Road
Wokingham.

APPLICATION NUMBER: F/2001/3345

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole

2. DESCRIPTION OF SURROUNDINGS Residential.
No 27, 2 storey semi-detached 'V' victorian property located in line with No. 29. extended to rear with single storey ext 3.5m high approx. No. 31, 2 storey semi-detached 'V' ext to rear with similar exts'g ext's adj wall 2.9m high.

3. DESCRIPTION OF SITE/BUILDING Previously extended '2 storey' semi-detached 'V' house extended to rear with single storey extensions, proposal will replace these, same dimensions ie width + length. Ground floor orange brick + first floor white painted render. Brown coloured concrete tiled roof, White UPVC windows + brown stained front door.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plans / No. 29 in line with neighbours properties. Enclosed rear garden, open plan with low brick walls at front.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — On street

LEVELS — No. 27, 0.3m lower.

BOUNDARY TREATMENT — No 27, open wire fence + at the rear 1.8m fence along the rest of boundary.

OTHERS — No. 31, single storey ext wall 2.9m high + 1.8m fencing ~~along~~ continued along rest of b'y

* No 27, window in flank elev is in a similar position as the one to be replaced in side elev.

Nb Proposal will be an improvement, no impact on neighbours.

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

Tel: 0118 974 6441

Date: **16 February 2001**

My ref: F/2001/3345

CONFIDENTIAL

Councillor 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/2001/3345
29, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3345**
29, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6441

Date: **16 February 2001**

My ref: F/2001/3345

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3345**
29, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2001/3345

Proposal:
Proposed single storey rear extension to dwelling.

Location:
29, Carey 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2001. Written comments submitted will become available for public inspection.**

In view of the very large number of planning applications and letters of comment received, it will not 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

16 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3345
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 FEB 2001	Map No. 75B Site 004
Officer: AT / Application No. F/2001/3345	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 29 CAREY ROAD

Parish: WOKINGHAM Ward: Wescott
16-2-01 D.

Applicant: MRS McKEAND

Fee Received 95-00 4 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16:2:01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill Site Cons. .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S|N + see map. .....
.....
.....
.....
.....
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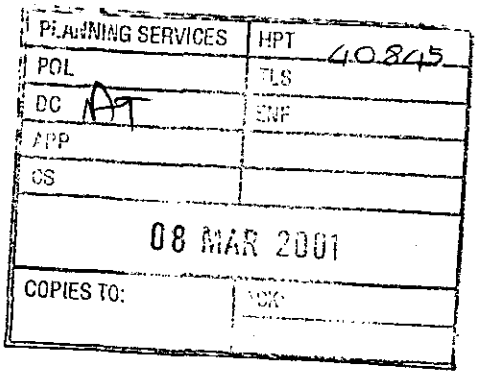
.....
.....
.....

Our ref: SP\2001\003217\001
Your ref: F/2001/3345

Date: 6th February 2001

ENVIRONMENT AGENCY



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

For the attention of: Andrew Thorley

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AT 29 CAREY ROAD, WOKINGHAM

Thank you for your letter dated 16th February 2001, which was received on 21st February 2001. You are asked to quote the following reference in any correspondence: SU86NW/17/22.

The Environment Agency has no objection to the proposed development.

ADVICE TO APPLICANT

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.

DECISION NOTICE

A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Max Ross
Development Planning Officer

cc Andesign, 9 Perkins Way, Wokingham, Berks, RG41 2TN.

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

29, CAREY ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
	BRA8295		CLOAKROOM / SHOWER (MR & MRS P. McKEAN)		29.11.89	APP	

Environmental Services

For office use only.
Application number:

09.FEB.2001 * 3545

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	MRS S. McKEAND
	Address and postcode	29 CAREY ROAD WOKINGHAM BERKS RG40 2NP
	Phone number	9629364
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING TILING IN COLOUR TO MATCH ONLY	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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.

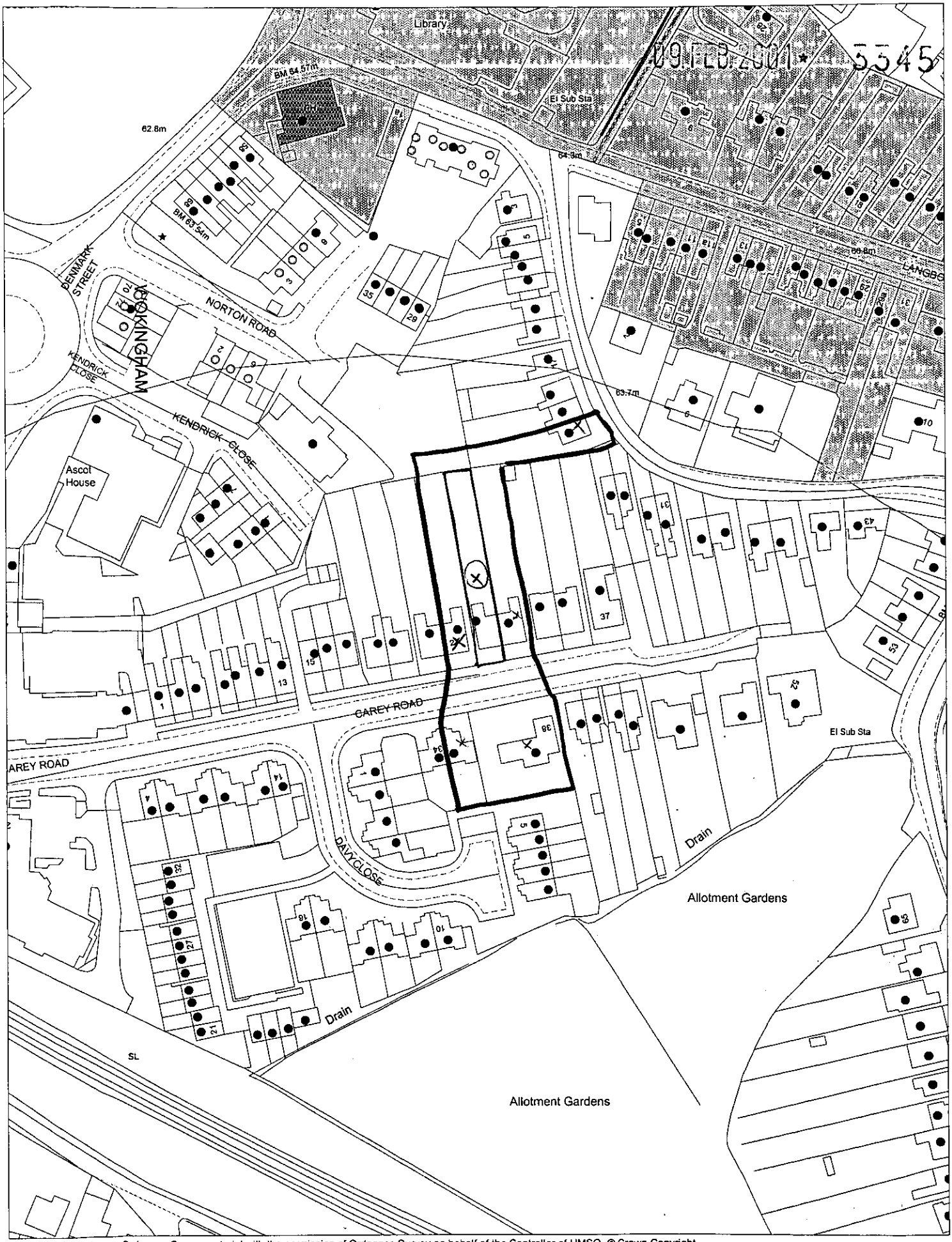
Owner's name	Address at which the notice was served	Date on which the notice was served
MRS E. CARSWELL	31 CAREY ROAD WOKINGHAM BERKS RG40 2NP	8/2/2001

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MRS S. McKEAND

Date 8/2/2001

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.
15 February 2001 Scale: 1 : 1250

N
W E
S

72