P. Plan

APPLICATION NO:
F/2000/2786 ✓

LOCATION:
58 Proctors Road, Wokingham.

APPLICANT:
Mr & Mrs Blagden C/O Mr S Kendrick

PROPOSAL:
Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

EARLIEST DATE FOR DECISION: **14/12/2000**
28 Day exp: 18/12/00
APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: ~~Natalie Brown~~

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Blagden
C/O Mr S Kendrick
4 Cody Close
Woodley
Berkshire
RG5 4NX

Application Number: F/2000/2786

Parish: **WOKINGHAM**

Location: **58, Proctors Road, Wokingham.**

Proposal: **Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.**

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 side elevation of the extension facing 56 Proctors Road hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. 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
6. 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
7. Prior to the commencement of the development hereby approved, the driveway shall be widened to a minimum of 4.8m and the associated crossing extended to accommodate this.

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.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
7. In the interests of highway safety and convenience.

Informative
1. 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
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. This permission relates to the application as amended with revised site plan (Rev. A) submitted to the Local Planing Authority on 20 December 2000 showing vehicle parking spaces and does not approve the proposals as originally submitted.

Informative
4. 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 STV1, SBE1, SBE2, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 18/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2786

Proposal:
Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

Location:
58, Proctors 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. 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

20 November 2000

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

Tel: (0118) 974 6492

Date: **20 November 2000**

My ref: F/2000/2786

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/2786
58, Proctors Road, , Wokingham.
Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2786**
58, Proctors Road, , Wokingham.
Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: (0118) 974 6492

Date: **20 November 2000**

My ref: F/2000/2786

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/2786**
58, Proctors Road, , Wokingham.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **20 November 2000**

My ref: F/2000/2786

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2786**
58, Proctors Road, , Wokingham.
Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2786	NB
BUILDING CONTROL NUMBER.	FP2001/1580	Howard
APPLICANT/AGENT	Mr S. Kendrick	
ADDRESS OF SITE	58 Proctors Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	s/s front + 2 storey side ext. + part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	00/125-3	00/125-2
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	15/2/01	

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	

1-4

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2786

Applicant : Mr & Mrs Blagden C/O Mr S Kendrick.

Location : 58, Proctors Road, , Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/11

Date of Neighbour Notifications : .....

Date of Site Visit : 12/11

Date Registered : 13/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000

This application will have expired on: 08/01/2001. 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 :

WOK TC : no objection.

Highways : Required P. Plan.
CA in response to ~~four~~ parking spaces

Neighbours/SN : 56 Proctors Rd. (adjoining neighbour).

Planning Issues : 10'd ~~Sec~~.

neighbours
St. Scene
highways (parking provision).

PARKING PLAN REC : 20/12/2000

Application Number: F/2000/2786

Appraisal :

See attached sheet

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

Application Number F/2000/2786
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	FUL PERM - 5 yrs
(2)	C014	R014	Ex finishes to match
(3)	C044	R044	(no windows)
			Ins: side elevation facing 56 Proctors Road.
(4)	C045	R045	(ob glazing)
			Ins: bathroom / rear
			Delete: It shall be fixed shut
(5)	C049	R049	Garaging to remain
(6)	C122	R122	Parking + turning
(7)			The driveway shall be widened to a minium
			of 4.8m and the associated crossing extended
			to accomodate this, ~~prior~~
			Prior to the commencement of the development
			hereby approved,
		Reason:	In the interests of highway safety + convenience
		N06	within curtilage
		N07	Access construction
		N02	Revised plans
			Ins: Revised site plan (rev A)
			Ins: 20 December 2000
			Ins: ~~Pad~~ vehicle parking spaces.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: —
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, ~~EN~~ ST3, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES: —
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES: —

[signature]
18/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 58 Proctors Road Wokingham.

APPLICATION NUMBER: F/2000/2786

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Stake f. garden

2. DESCRIPTION OF SURROUNDINGS



Residential - detached (linked by garages)
↳ gable @ front.
Detached - gable end @ side.

3. DESCRIPTION OF SITE/BUILDING

lounge set behind fr. b line of porch/garage - proposed in line + pitched roof over
line Nos 52/54
2s extn to full ridge height - no side windows proposed (but set back @ 1st floor)

4. RELATIONSHIP TO ADJOINING PROPERTIES

See plan (detached).
No 56 has x1 large window in side elev (handed version of No 58)
∴ landing window.

5. SITE CONSTRAINTS

TREES conifer in front of No 60 garage

ACCESS/PARKING x1 garage plus max 2 on driveway.

LEVELS

BOUNDARY TREATMENT

OTHERS

Nos 54 + 52 have 2s extn @ front.
↳ flush front b'lines - pitched roof over.

Nos 50 + 36 - 1st floor above garage. full ridge height
set back @ 1st floor level

Application Number: F/2000/

Appraisal:

Development

a) For a single storey front extension to the lounge:
This would bring the front building line to be inline with the porch and garage. There would be a bay window which would extend a further 0.5m beyond the front building line. There would be a pitched roof above this extension and across the width of the frontage above the porch and garage.

b) For a part garage conversion/single storey rear extension to form family room:
This would leave one garage space 5.5 by 2.5m. The rear extension would be set in from the boundary with No.56 and have a flat roof. There would be 1.75m of extension beyond the existing rear building line.

c) For a first floor above the garage to form an additional bedroom and bathroom:
This would be set behind the existing first floor by 0.5m. In terms of the gro8und floor front building line, the proposed first floor extension would be set 2m behind this. The extension would be at full ridge height (6.2m), with a proposed gable end to face No.56. The two properties are detached and linked by the garages. Currently, there is about 7m between the first floor of the properties. The width of the garage at No. 56 would be the remaining gap. No.56 has a window in the first floor side elevation. From the front elevation, the two properties are handed in design and the window would there serve the landing/stairs.

1) Impact upon neighbouring properties
It is considered that the proposed front and rear extension would have no adverse effects upon neighbouring properties. The proposed rear building line of the first floor extension would be flush with the existing rear building line. There would therefore be no infringement upon the windows in the rear elevation at No.56. The only window to be affected would be the window in the side elevation. This is not a window for a habitable room. Whilst there would be some effect upon the light to this window, there would still be an approximate 3m gap between the two side elevations, so light would still get to the window, therefore any loss of light is not enough to warrant a refusal. There are no window proposed in the side elevation. It is recommended that a condition is added to ensure that this remains the case. A letter has also been received from the agent confirming that there would be no encroachment.

2) Impact upon the character of the streetscene
There are already similar extensions within the streetscene. Nos. 52 and 54 have the ground floor front building flush with pitched roof above and Nos.50 and 36 have first floors above the garages in a similar style to the proposed at No.58, but they have more of a setback at first floor level. Materials would match existing. It is therefore considered that there would be no detrimental impacts upon the character of the streetscene.

3) Impact upon highway safety (parking provision)
There would be a total of 4 bedrooms, therefore, 3 off-road parking spaces would be required in order to satisfy Council parking standards. This standard has been met. Provided that parking and garaging remain and that the dropped crossing is extended, there would be no adverse impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Applicationo	Name & Address
F/2000/2786	C Hanley 56 Proctors Road Wokingham RG40 1RP

App. approved
Letter sent 25/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	
Officer: NAB	Application No. F/2000/2786

Map No. 76.. **Site** ..0.:03.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING, FIRST FLOOR SIDE EXTENSION & CONVERSION OF PART OF GARAGE TO PLAYROOM

Location: 58 PROCTORS ROAD

Parish: WOKINGHAM Ward: NORREYS
20.11.00

Applicant: MR | MRS BLAGDEN

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

Enforcement (4) 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	PARKING	20.11.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans –	Side elevation front bay window missing	20.11.00	
6	Floor plans –	1st floor plan window missing from bed 4.	20.11.00	
7	Metric scale disclaimer			
8	Encroachment letter	requested a letter to confirm no encroach	19/11	20/11
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...20:11:00... 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 .....

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 +4,6,67,69,71,60 +56 PROCTORS ROAD ✓

Date: 22 December 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2786

Location: 58, Proctors Road, Wokingham.

Proposal: Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

Applicant: Mr & Mrs Blagden C/O Mr S Kendrick.

Case Officer: Natalie Brown

The new plans show the following: Vehicle parking spaces added to 1:500 block plan.

Comments are required by 01/01/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

(1) C049, R049.
(2) C122, R122.
(3) Driveway to widened to a minimum of 4.8M and the associated crossing extended to accommodate this.
Reason: Interests of highway safety & convenience.

ADAM COSSINS 4/1/01

Date: 22 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2786

Location: 58, Proctors Road, Wokingham.

Proposal: Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

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(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f|2000|2786 (Planaps) / (Ludhouse) Date Rec. 20 DEC 2000

Location: 58 Proctors Road

Parish WOKINGHAM

Applicant:

Description of attached plans A vehicle parking spaces added to 1:500 Block Plan.

Drawing No's: ~~P01~~ A · Site location plan rev. A ·

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

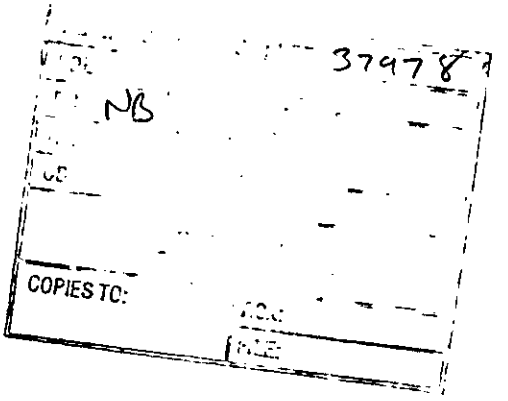
CASE OFFICER NAB.

Consultations Sent by Admin. on 22-12-00

Yellow - Part One Copy
Green - Officer's Copy

By hand 20/12/00.

4 Cody Close,
Woodley,
Reading,
Berks, RG5 4XN.



Planning Dept.
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

F/2000/2786

REVISED PLAN

20th December 2000

Dear sir/madam,

2786

RE: APPLICATION No. 00119/FUL/ADDINF ?
First floor side extensions at 58 Proctors Road, Wokingham

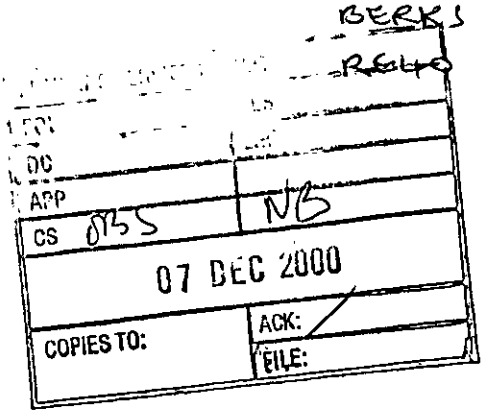
Further to our telephone conversation enclosed are six copies of amended drawings showing the revised parking at the above address as requested, also, I can confirm that no part of the proposed extension extends over the neighboring property.

I trust you have enough information to proceed with the application however, should you have any further queries please do not hesitate to contact me on 0976 603942.

Yours sincerely

S. KENDRICK

56 PROCTORS ROAD
WOKINGHAM
BERKS
RG40 1RP



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

DECEMBER 5th 2000

Dear Sirs

APPLICATION NUMBER: F/2000/2786

Further to your letter regarding the above planning application, I would like the following points to be noted.

I have no objection to the plans in principal, however I am concerned that during building, access to my garage roof will be required. Should there be any subsequent damage as a result of this access, any repair costs should be met by the applicant.

I also presume that an extension of this nature will not detract from the value of my adjoining property.

I would be grateful if these points would be taken into ~~considering~~ consideration as the application is processed.

Yours faithfully

CHRISTINA HANLEY

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

15 DEC 2000

COPIES TO:

ACK:

FILE:

Case officer: Natalie Brown

Application Number: F/2000/2786

Proposal: Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

Site Address: 58 Proctors Road, Wokingham

Applicant: Mr & Mrs Blagdon C/O Mr S Kendrick

Your observations are required in respect of this application **by 14/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 20 November 2000

Application Number: F/2000/2786

Proposal: Proposed single storey front and rear extensions to dwelling, first floor side extension and conversion of part of garage to playroom.

Parish: WOKINGHAM TOWN

Site Address:
58, Proctors Road, , Wokingham.

Applicant:
Mr & Mrs Blagden C/O Mr S Kendrick.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Please provide a parking plan for 3 vehicles within the curtilage of the property. The layout of the spaces is to be marked on accurately with minimum dimensions:

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

Signed: _____ **Print name:** Adam Coggins.

22/11/00

1/12; 12.20 pm - requested plan.
10/12; 10.15am - phoned agent to chase up. P. plan he said he would do it today.

By hand 10.11.00.

Environmental Services

For office use only.
Application number: 13.NOV.2000* 2786

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS BLAGDEN 58 PROCTORS ROAD WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	MR S. KENDRICK 4 CODY CLOSE WOODLEY READING RG5 4XN 0976 603942
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.	58 PROCTORS ROAD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT, FIRST FLOOR SIDE AND SINGLE STOREY REAR EXTENSION & CONVERT BACK OF GARAGE TO PLAYROOM
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.	ROOF TILES TO MATCH EXTG BRICKWORK TO MATCH EXTG.
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: 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]

on behalf of MR & MRS BLAGDEN.

Date 7-11-00

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

58 PROCTORS ROAD

Plan Nos. Planning	Building	Date recd.	Brief description and remarks.	Decision Planning:	Building.	Date work started	Date work c'p'ted
B/20/70	8120X		Plot 454 (58)	22.10.70			
	A96/5923		PART GARAGE CONV.	26.11.96	APP		

P.O. LNO - GARAGE TO RBS - 11.11.96