APPLICATION NO:
F/2001/3907

LOCATION:
19 Riding Way, Wokingham.

APPLICANT:
Mrs L Flower

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **03/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/06/2001

CASE OFFICER: **Andrew Thorley**

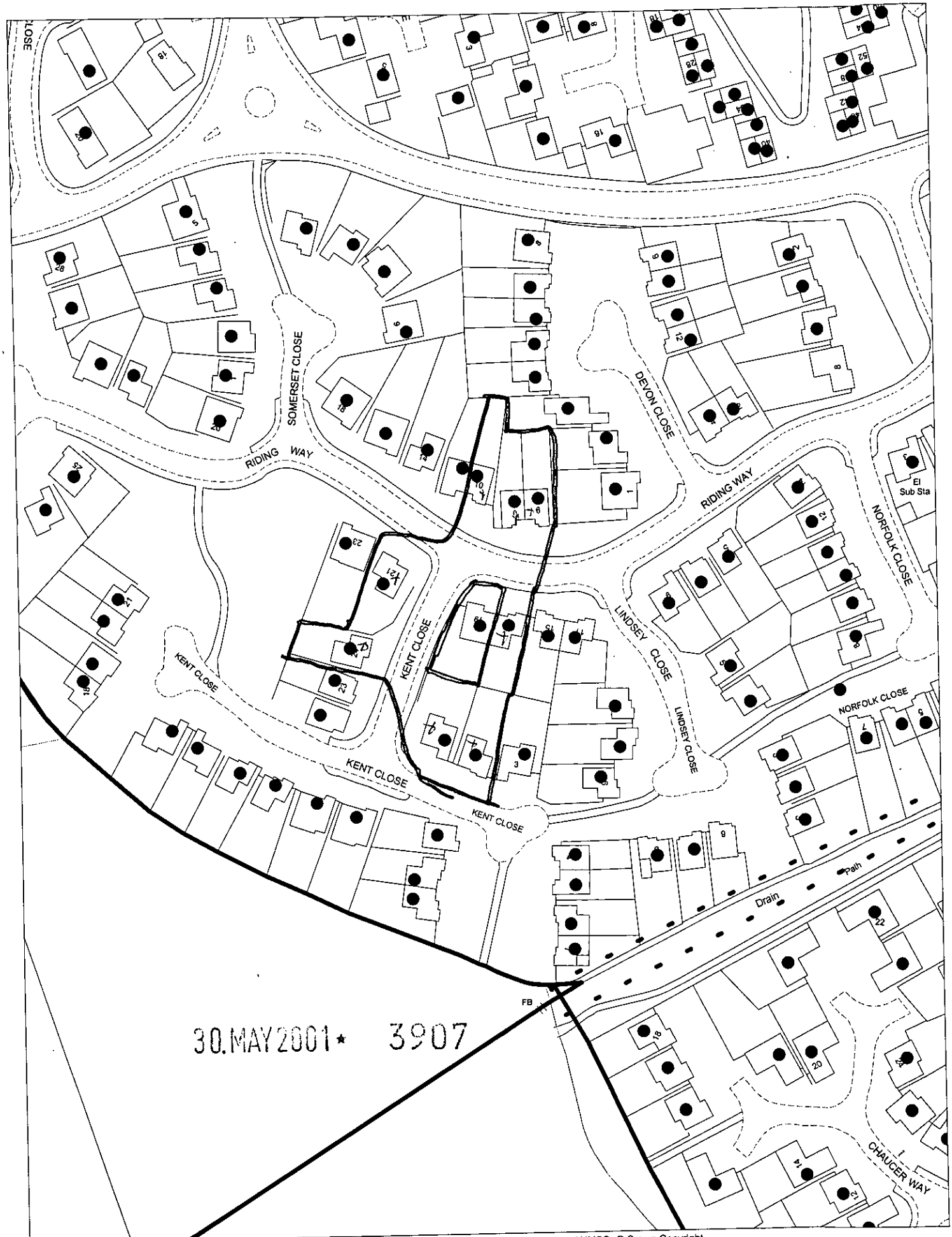
APPROVED

RAILEX
Marbleboard

EASIFILE EP7

01

321



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2001

Scale: 1 : 1250

N
W E
S

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs L Flower
19, Riding Way
Wokingham
Berkshire
RG41 3AH

Application Number: F/2001/3907

Parish: **WOKINGHAM**

Location: **19, Riding Way, Wokingham.**

Proposal: **Proposed first floor side 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 north west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The shower room window in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

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.

Informative
1. The applicant is reminded that this 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. 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 STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 22/06/2001

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3907,	AT
BUILDING CONTROL NUMBER.	F/2001/2036 Central	
APPLICANT/~~AGENT~~	Mrs L. Flower	
ADDRESS OF SITE	19 Riding Way Woking Surrey	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	001	001
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/7/01	

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	

Please file

F/2001/3907

AT

SERVICES	HPT 47210
	TLS
DC AT	ENF
APP	
CS	
31 AUG 2001	
COPIES TO:	ACK:
	FILE:

19 Riding Way
Wokingham
RG41 3AH

24-8-01

Mr Andrew Thorley
Planning Assistant
Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Thorley,

Re: Planning Permission 2001/3907

Re your letter of 15 August '01, sorry for delay in replying as I have been on holiday. I understand that my builder Mr R. Willoughby, has been to see a member of your department and agreed to comply with your requests.

Please let me know if I need to take any further action.

Yours sincerely

L. E. Flower

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 15 August, 2001
My ref. BC/DC/2001/3907

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) 977 8909
DX: 33506 – Wokingham

Mrs Lesley Flower
19 Riding Way
Wokingham
Berkshire
RG41 3AH

Dear Mrs Flower

PLANNING PERMISSION 2001/3907
SITE: 19 RIDING WAY, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3907 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

Application F/2001/3907

3907

ADDITIONAL PLAN

WOKINGHAM DISTRICT COUNCIL

Please provide additional copies of the block plan showing the parking layout. Send to case officer, Andrew Thorley. Thank you.

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS	
21 MAY 2001	
COPIES TO: With Compliments	ACK:
	FILE:

COPIES ENCLOSED

PLANNING SERVICES	DEPT
POL	LD
DC AT	ENF 43943
APP	
CS	
01 JUN 2001	
COPIES TO:	ACK:
	FILE:

19 Riding Way
Wokingham
RG41 3AH

30-5-01

Mr A. Thorley
Case Officer
Environmental Services Dept
PO Box 157
Shute End
Wokingham

Dear Sir

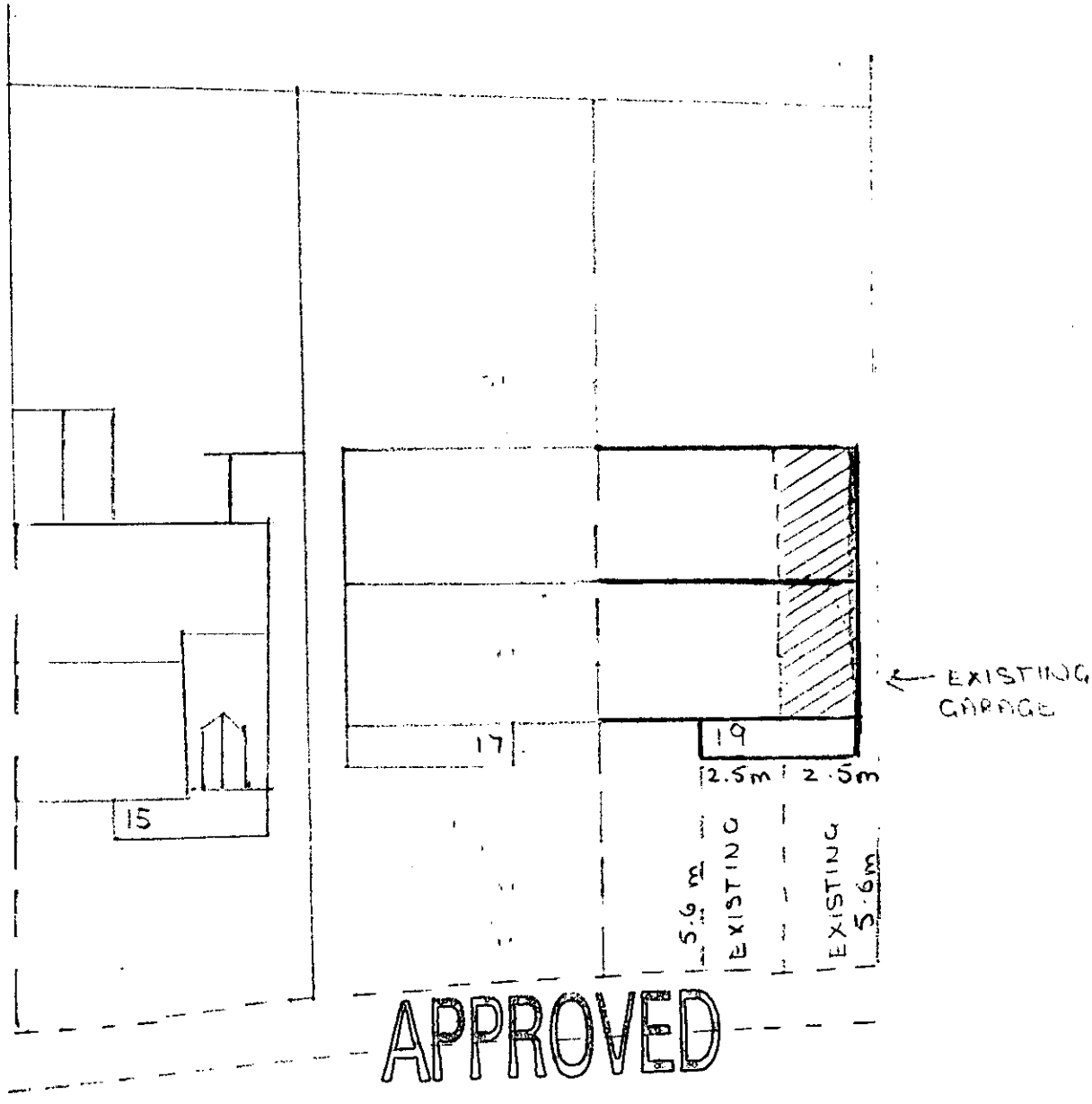
Ref: AJT/F/2001/3907

With reference your letter of 18 May, please find enclosed parking layout for 19 Riding Way. No alterations are needed on the drive.

Yours faithfully

L E Flower

ATTACHMENT
TO RIDING WAY WORKS PLAN
APPLICATION NUMBER: F/2001/3907



SITE PLAN
1:200

Application Number F/2001/3907
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. CO01 RO01 Full Permission – 5 Years
2. CO14 RO14 External Finishes to Match
3. CO44 RO44 No Windows To Be Inserted
   "flank wall or above" in the "north west" elevation of the building/ extension.

4. CO45 RO45 Obscure Glazing
   "shower room window" in the "south west elevation"
   delete: It shall be fixed shut, and permanently so retained thereafter.

5. CO49 RO49 Garage to be retained for vehicle parking

6. C122 R122 Parking and turning area before occupation

Informatives

NO4 Planning Permission Only (Not BR Approval)

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 STV1 / 6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

A Cronin

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

Date: 22.6.01

RECORD OF SITE VISIT

SITE ADDRESS: 19 Riding Way Wokingham.

APPLICATION NUMBER: F/2001/3907

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/5/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential houses 2 storey detached/semidetached with integral garages open plan frontages + enclosed rear gardens.

3. DESCRIPTION OF SITE/BUILDING End plot on corner of Kent Close. 2 storey semidetached house with integral garage open plan front + enclosed rear garden. Orange/red brick, orange/brown pantile roof, brown stained? fascia boards + guttering, white painted windows + doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to location plan backs on to rear properties ~~at~~ gardens in Kent Close.

5. SITE CONSTRAINTS

TREES — conifer trees to be removed not affected by proposal

ACCESS/PARKING — 2 spaces on drive + one in garage as existing

LEVELS — rear boundary steps up by 300mm

BOUNDARY TREATMENT — side boundary with Kent Close steps up by 300mm

OTHERS — No 1 Kent Close ~~at~~ Rear boundary 1.7m fence (rear windows at grd + first floor face rear of No 19.)

— Side boundary with Kent Close 1.8m fence + 3m high hawned hedge.

— No 21 No windows on flank elev.

Nb No. 17. has similar first floor ext. will balance the pair.

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

Tel: 0118 974 6441

Date: **10 May 2001**

My ref: F/2001/3907

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3907
19, Riding Way, , Wokingham.
Proposed first floor side 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/2001/3907**
19, Riding Way, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **10 May 2001**

My ref: F/2001/3907

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3907
19, Riding Way, , Wokingham.
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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/2001/3907**
19, Riding Way, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **10 May 2001**

My ref: F/2001/3907

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3907
19, Riding Way, , Wokingham.
Proposed first floor side 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/2001/3907**
19, Riding Way, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3907
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3907**
CASE OFFICER: **Andrew Thorley**
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				

Received by Wokingham District Council

Application No: F/2001/3907

Proposal:
Proposed first floor side extension to dwelling.

Location:
19, Riding Way, , 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 03/06/2001. 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

10 May 2001

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3907

Applicant : Mrs L Flower .

Location : 19, Riding Way, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/05/01

Date Registered : 30/04/2001

Earliest Date for Decision : 03/06/2001

Latest Consultation Date/Site Notice Expiry Date : 03/06/2001

This application <u>will have expired on</u>: <u>25/06/2001.</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 :

WTC: No Objections
Highways: Conditional Approval
Neighbours: No comments received.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) highways

24/08/01

Application Number: F/2001/3907
Appraisal:

The proposal is for a first floor side extension to form an additional bedroom with en-suite facilities to a 2-storey detached house located on a corner plot.

The proposed first floor side extension will be located directly above the existing garage and kitchen. It will have a 650mm set back at first floor level from the front elevation. At first floor level it will be 2.6 metres wide and will be 7.6 metres deep. It is proposed that the eaves height of the pitched roof will be 5.1 metres, which will match the existing with a ridge height 7.3 metres, (0.2 metres below the main ridge).

New windows are to be inserted at first floor level on the front, side and rear elevations. It is considered that these windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 21, to the northwest, 2-storey detached house. Located 17 metres away, no windows on flank elevation. Due to the orientation and distance away from the proposal it is considered that the occupants of this property will not be affected.

No.1, Kent Close, to the south west, 2 storey detached house, approximately 300 mm higher. Main windows at ground floor and at first floor level face rear garden. Due to its orientation and distance away it is considered that the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The design of the proposal will match the first floor extension at No.17, thereby balancing the pair of semi-detached houses. The materials proposed would match the existing semi-detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 APR 2001	
Officer: AT	Application No. F/2001/3907

Map No. 75.. Site ...003.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 19 RIDING WAY

Parish: WOKINGHAM Ward: EVENDONS
10.05.01

Applicant: MRS L FLOWER

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

Enforcement Section (4) 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	10.05.01	
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 : 10.05.01 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:

NS Pre-Apps

NEIGHBOURS:

site notice & see maps for neighbour notified

Recd 1.15PM 1.6.01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3907

Proposal: Proposed first floor side extension to dwelling.

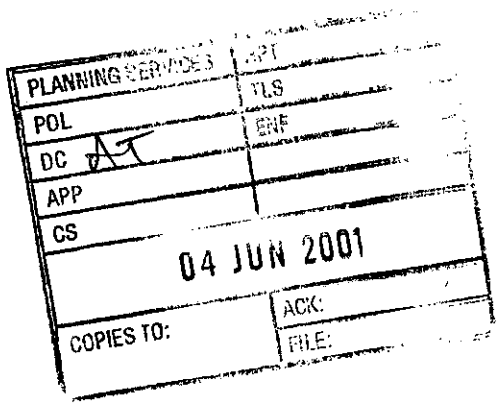
Site Address: 19 Riding Way, Wokingham

Applicant: Mrs L Flower

Your observations are required in respect of this application **by 03/06/01**

At their meeting on 29 May 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection



SIGNED: PA Harcourt **DATE:** 01/06/01

pp **CLERK TO Wokingham Town Council**

Date: 24 May 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3907

Location: 19, Riding Way, , Wokingham.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mrs L Flower.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 03/06/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

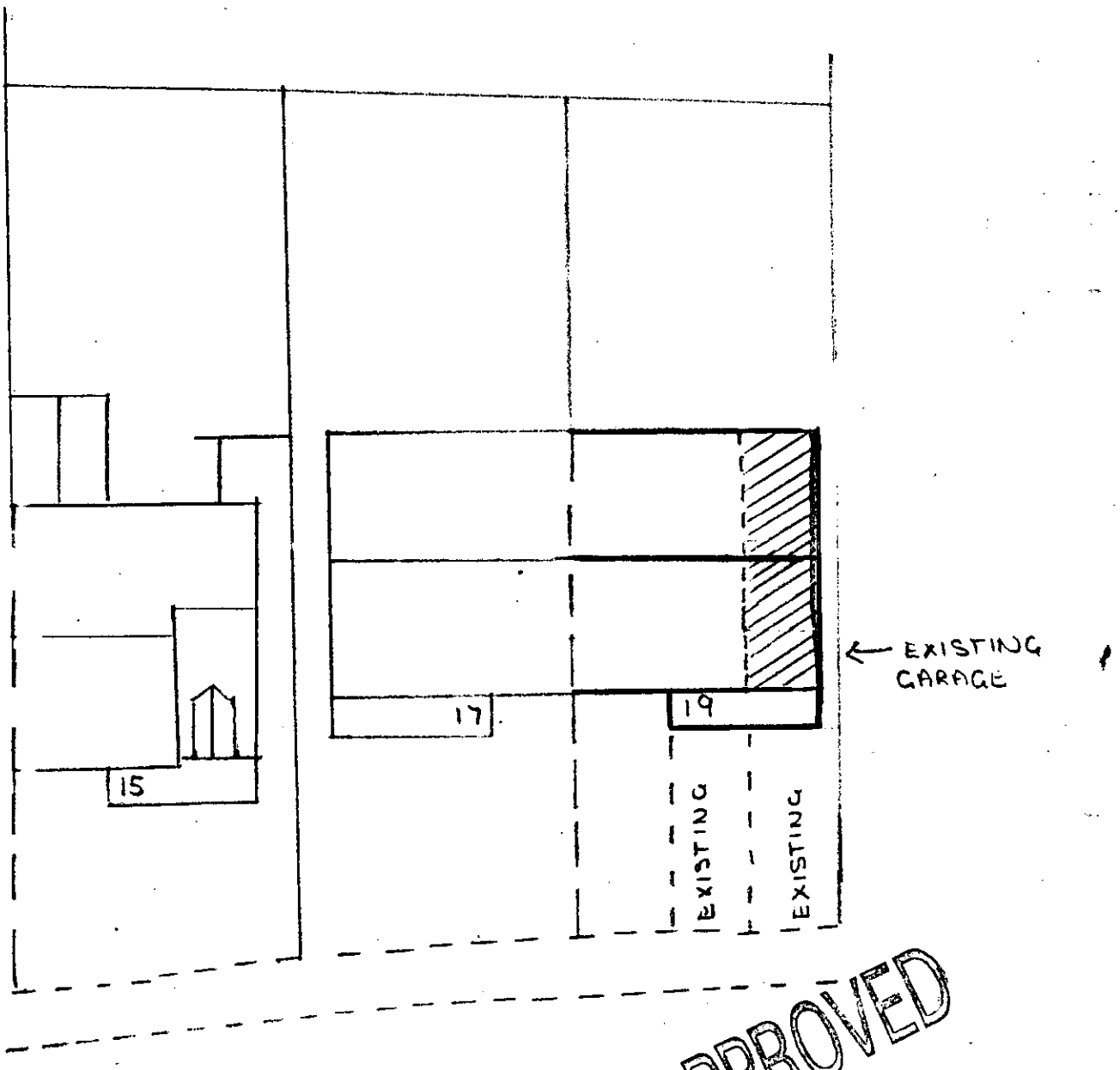
CONDITIONAL APPROVAL

C049, R049.
C122, R122.

Adam Coggins. 30/05/01

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

ATTACHMENT
19 RIDING WAY, WOKINGHAM
APPLICATION NUMBER: F/2001/3907



SITE PLAN
1:200

APPROVED

ADDITIONAL PLAN

3907

Date: 24 May 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3907

Location: 19, Riding Way, , Wokingham.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mrs L Flower.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 03/06/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS

F/2001/

ADDITIONAL PLANS

MINOR AMENDMENTS

ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3907 (Planaps) / (Ludhouse) Date Rec. 21/05/01

Location: 19, Rising Way

Parish Wokingham

Applicant: Mrs. L. Plower

Description of attached plans Parking Layout

Drawing No's: —

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 AT

Consultations Sent by Admin. on 24.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 18 May, 2001
My ref. AJT/F/2001/3907
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mrs. Lesley Flower,
19,Riding Way,
Wokingham,
RG41 3AW.

Dear Madam,

RE: FIRST FLOOR SIDE EXTENSION – 19, RIDING WAY, WOKINGHAM.

I refer to your planning application received on the 30th April 2001.

Our Highway section, require:

An additional plan (at least to 1:200 scale) showing the parking layout for three (3) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

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

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ANDREW THORLEY
Case Officer

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 10 May 2001

Application Number: F/2001/3907

Proposal: Proposed first floor side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
19, Riding Way, , Wokingham.

Applicant:
Mrs L Flower .

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 could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

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

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 15/05/01

Environmental Services

For office use only.
Application number: 30.MAY2001* 3907

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 LESLEY FLOWER
	Address and postcode	19 RIDING WAY WOKINGHAM RG41 3AH
	Phone number	0118 989 0366
2	Agent's Name	N/A
	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	19 RIDING WAY WOKINGHAM BERKS RG41 3AH
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST STOREY SIDE EXTENSION OVER EXISTING GARAGE
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 ☒ CUT DOWN - NIL
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH EXISTING - VERTICAL TILES HANGING 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 ☑

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 fo 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: A. E. Flower

on behalf of N/A

Date 27-4-01

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

ADDRESS 19 RIDING WAY PARISH WOKINGHAM

PLOT No. 69 Area 11B. Woosehill ORD. SHEET No. SU7868 75

BUILDER 7968

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14965	BRYANT HOMES LTD	SEMI-D House + Garage	12.3.81	N/A C/A
BR 19623	"	"	16.3.82	App N/A.
BR 23481	MR. TEDD	S/ST. EXTENSION	1.10.84	App N/A
24572	"	REPOS. FENCE	2.12.85	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074