SYSTEMS LTD

APPLICATION NO:
F/2000/1885

LOCATION:
72 Easthampstead Road, Wokingham.

APPLICANT:
Mr & Mrs D Fishlock C/O W M Graham Associates

PROPOSAL:
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

EARLIEST DATE FOR DECISION: **31/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Fishlock
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/1885

Parish: **WOKINGHAM**

Location: **72 Easthampstead Road, Wokingham.**

Proposal: **Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.**

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 resemble 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 first floor level or above in the side elevations of the extension 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.

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;
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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SW2 and ST5
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE12 and WT6

John Mitchell

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

Tel. 0118 974 6443 (Direct Line)

Date. 9 January, 2002

My ref. CD/FP2001/2565(1885)

Mr & Mrs D Fishlock
C/o W M Graham Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

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
E-mail:

Dear Sir/Madam,

ROOF REPLACEMENT, RAISING ROOF HEIGHT, INSTALL NEW ROOM IN ROOF AT 72 EASTHAMPSTEAD ROAD, WOKINGHAM

Thank you for your Building Regulations Application Number FP2001/2565 received on 19 December.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 3 of Planning Permission F/2000/1885 removed Permitted Development rights in respect of any additional side window at first floor level or above.

If you are intending to pursue this proposal would you please submit a planning application to this department by 31 January. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted. I note that the rear dormer has been deleted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1885 NB
BUILDING CONTROL NUMBER.	FP 2001/2565 Central
~~APPLICANT~~/AGENT	W M Graham Assoc.
ADDRESS OF SITE	72 Easthampstead Rd WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	replacement of roof, including raising roof height, installation of new room in roof, side ext + rear dormer

DRAWING NUMBERS	BC	DC
BLOCK PLAN		location
ELEVATIONS	2287. 04A + 05A	2287 02B + 03A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rear dormer - side roof window inserted - velux repositioned	deleted
DATE	9/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	9/1/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1885

Proposal:
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

Location:
72, Easthampstead 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 14/08/2000. 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

24 July 2000

New site notice sent out as applicant away 27/7/00

Planning Application

Received by Wokingham District Council

Application No: F/2000/1885

Proposal:
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

Location:
72, Easthampstead 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 31/07/2000. 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

07.July 2000

Received by Wokingham District Council

Application No: F/2000/1885

Proposal:
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

Location:
72, Easthampstead 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 31/07/2000. 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

07 July 2000

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

Tel:

Date: **07 July 2000**

My ref: F/2000/1885

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/2000/1885
72, Easthampstead Road, , Wokingham.
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1885**
72, Easthampstead Road, , Wokingham.
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.
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:

Date: **07 July 2000**

My ref: F/2000/1885

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1885
72, Easthampstead Road, , Wokingham.
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1885**
72, Easthampstead Road, , Wokingham.
Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B*8* use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

131. APPLICATION NO. 2000/1885, PROPOSED FIRST FLOOR SIDE EXTENSION AND REAR DORMER WINDOW, 72 EASTHAMPSTEAD ROAD WOKINGHAM, FOR MR. & MRS FISHLOCK

The Committee considered a report on this application as set out on Agenda pages 1130 to 1137.

RESOLVED: That Application No. 2000/1885 be approved subject to the conditions set out on Agenda pages 1132 to 1133.

Application No F/2000/1885 | **Received** 03/07/00 | **Wokingham**

Applicant: Mr & Mrs D. Fishlock
Location : 72 Easthampstead Road, Wokingham
Proposal : First floor side extension and rear dormer window

1. Planning History –
The site is located within the identified settlement of Wokingham, fronting Easthampstead Road, which is both a green route and green corridor.

In 1983 (planning consent 20115) a study and an enlargement to the kitchen was approved.

This application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. Proposal –
The proposal is for a first floor side extension above the existing side integral garage, which includes raising the existing roof height and to provide extra room for the existing bedroom 3 and an additional bedroom in the roof space with a rear dormer window.

3. Consultations -

- ***Wokingham Town Council*** – No Objections
- ***Highways*** – No objections subject to a condition
- ***Neighbours/Letters*** –
  74 Easthampstead Road – No Objections
  Prospective buyers of 70 Easthampstead Road – concerned that window would overlook the rear garden of 70

4. Appraisal – The main considerations are:

A. Impact upon neighbouring properties
South East Area Local Plan Policies SBE1, SBE2
Wokingham District Local Plan Polices WOS3, WBE1

B. Impact upon the street scene
South East Area Local Plan Policies STV1, SBE1, SBE2, SW2,
Wokingham District Local Plan (Deposit Draft) Polices WOS3, WBE1, WBE12

C. Proposed Parking Provision
South East Area Local Plan Policies ST5
Wokingham District Local Plan (Deposit Draft) Polices WT6

A. Impact upon neighbouring properties.

The site is screened by tall conifer hedging at the rear, with a 1.8m fence either side at the rear with some shrubs and trees along the boundary. At the front there is tall conifer hedging along the road (with gaps for access from the road), and conifer hedging with number 70 Easthampstead Road, and a 1.8m fence with the driveway providing access to 72a, 74 and 74a Easthampstead Road. The garage of 72 Easthampstead Road is sited along the boundary with the access to 72a, 74 and 74a.

The side of 70 Easthampstead Road, facing number 72, is two storey with a hipped roof, set 2 metres from the boundary. There is a small first floor window in this side elevation, which is obscured by the existing hedging at the front between numbers 70 and 72. It is considered that the raising of the roof above the garage would have no adverse impact upon neighbouring properties in terms of overlooking, overshadowing nor through being over bearing.

With regard to the rear dormer window and overlooking, the edge of the window would be approximately 5 metres from the boundary with number 70, with number 72 itself being 2 metres from the boundary. The window will not be angled in such a way as to directly overlook the rear garden of 70, so it is not considered there would be any significant overlooking issues. It is recommended that there should be no windows in the side elevation at first floor level or above to help prevent any future problems with regard to overlooking. As the site is well screened by hedging at the rear, it is not considered that there would be any issues with regard to overlooking from the proposed rear dormer window upon the properties at the rear (72a, 74 and 74a Easthampstead Road)

It is considered that the proposed development would have no detrimental impact upon neighbouring properties by overlooking, overshadowing or through its being overbearing. There would therefore be no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene

There is a mixture of styles and design of houses along Easthampstead Road, and it is therefore considered that there would be no detrimental impacts upon the character of the street scene, especially as materials would match existing. There would also be no issue of any terracing effect as the gap of 2.54 metres between 70 and 72 would be retained.

Number 72 fronts Easthampstead Road which under the Wokingham District Local Plan (Deposit Draft) and South East Area Local Plan, is designated a green route and green corridor. Due to the fact that the dwelling is set back by 15 metres from the road edge, it is not considered that the proposed development would have any adverse negative impact upon the character of this road.

With regard to the rear dormer window, the side of the proposed dormer may be visible from the rear gardens of 68 and 70 Easthampstead Road. A dormer window (with a flat roof) is currently being constructed at 68 Easthampstead Road (approved under planning consent 99/70215/F), and is visible (though obscured by a tree) from the rear garden of number 72. In terms of impact upon the 'rear' street scene, it is considered that the rear dormer window would be in keeping with that which already exists. Views of this window would be obscured from 72a due to the tall conifer hedging.

It is therefore considered that there would be no detrimental impact upon the character of the area, and there is therefore no conflict with development plan policies.

C. Proposed Parking Provision
There would be an increase in the number of bedrooms from 4 to 5. Therefore in order to satisfy Council Parking Standards, there needs to be provision for 4 off road parking spaces. As the plan (2287/03/A) shows, the Council standard is satisfied. Provided that the space for turning, parking and garaging would remain, there would be no detrimental impact upon highway safety.

5. Conclusion –
It is considered that the proposed development would have no adverse effect upon neighbouring properties, character of the area nor highway safety due to the screening of the site and location of the proposed development in relation the existing dwelling and neighbouring properties.

6. Recommendation – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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 first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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.

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.

REASONS

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

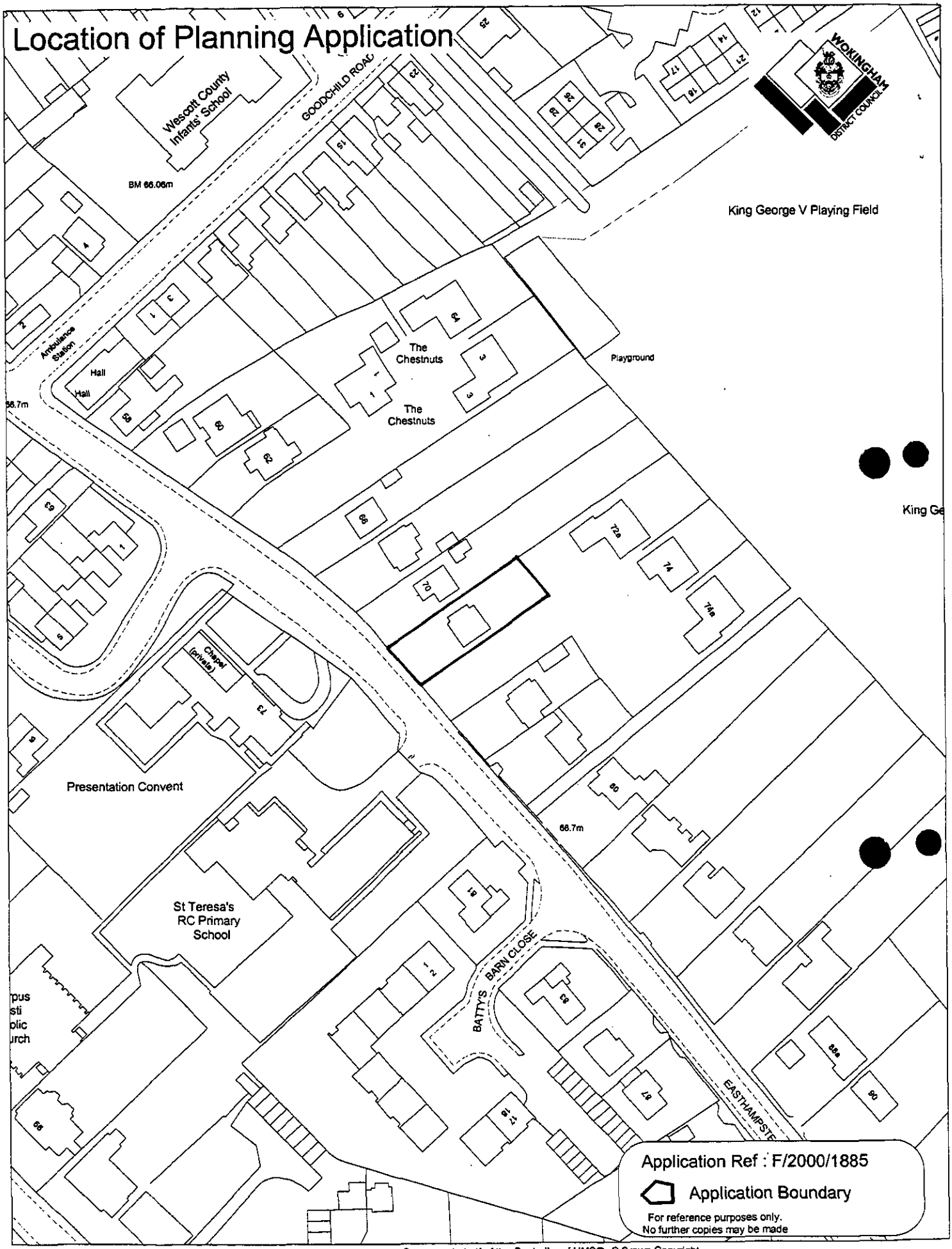
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative

You are advised, in compliance with *The Town & 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:
South East Area Local Plan policies STV1, SBE1, SBE2, SW2, ST5
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE12, WT6

Natalie Brown

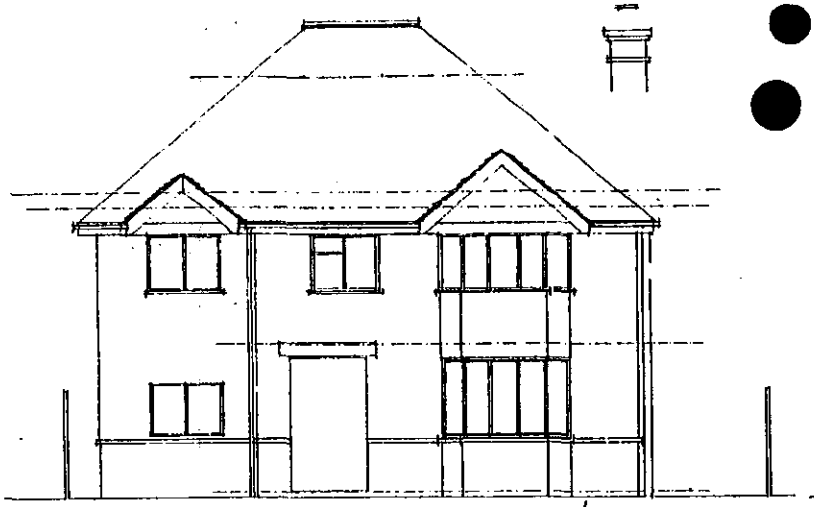


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
27 September 2000

Scale: 1 : 1250

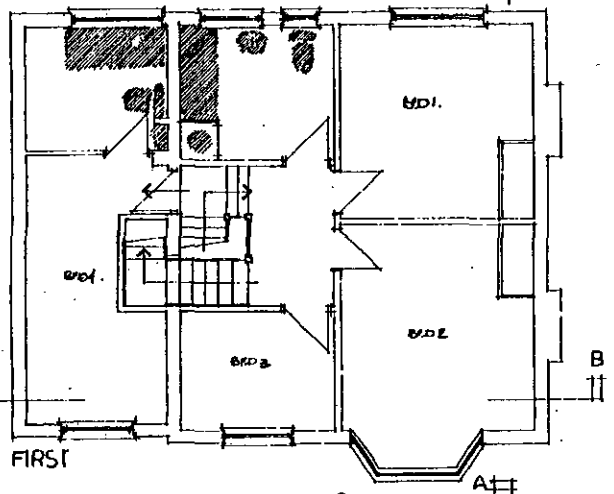
This drawing is copyright and may not be reproduced without the written consent of the Architect.



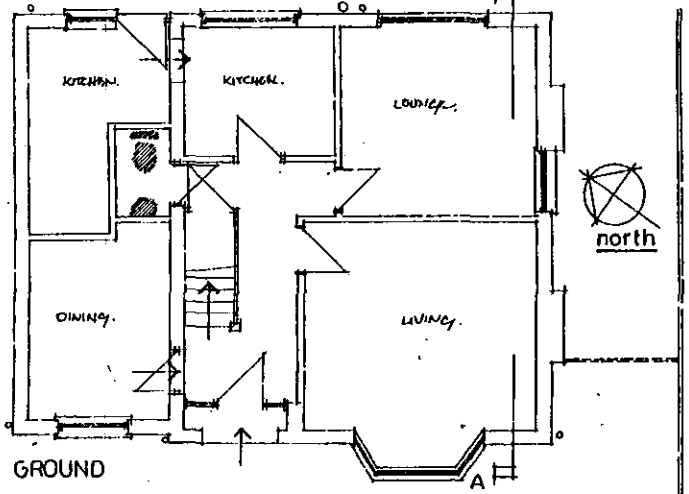
FRONT



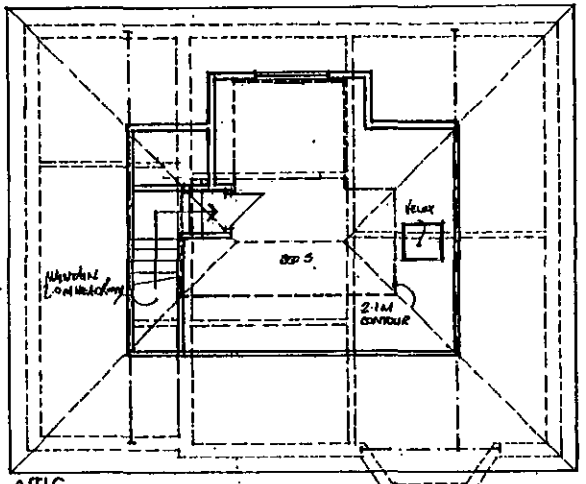
REAR



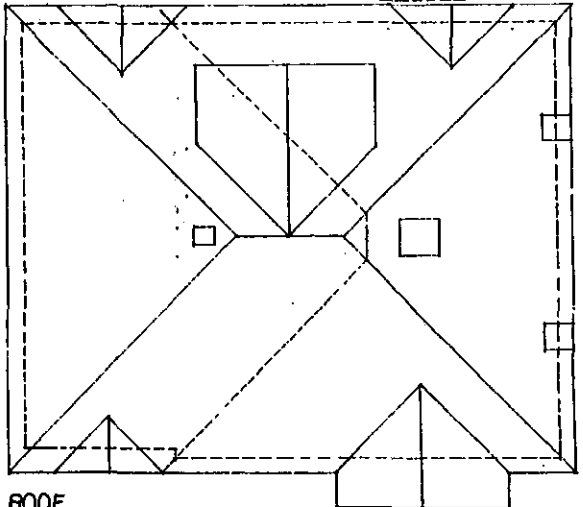
FIRST



GROUND



ATTIC



ROOF

1125

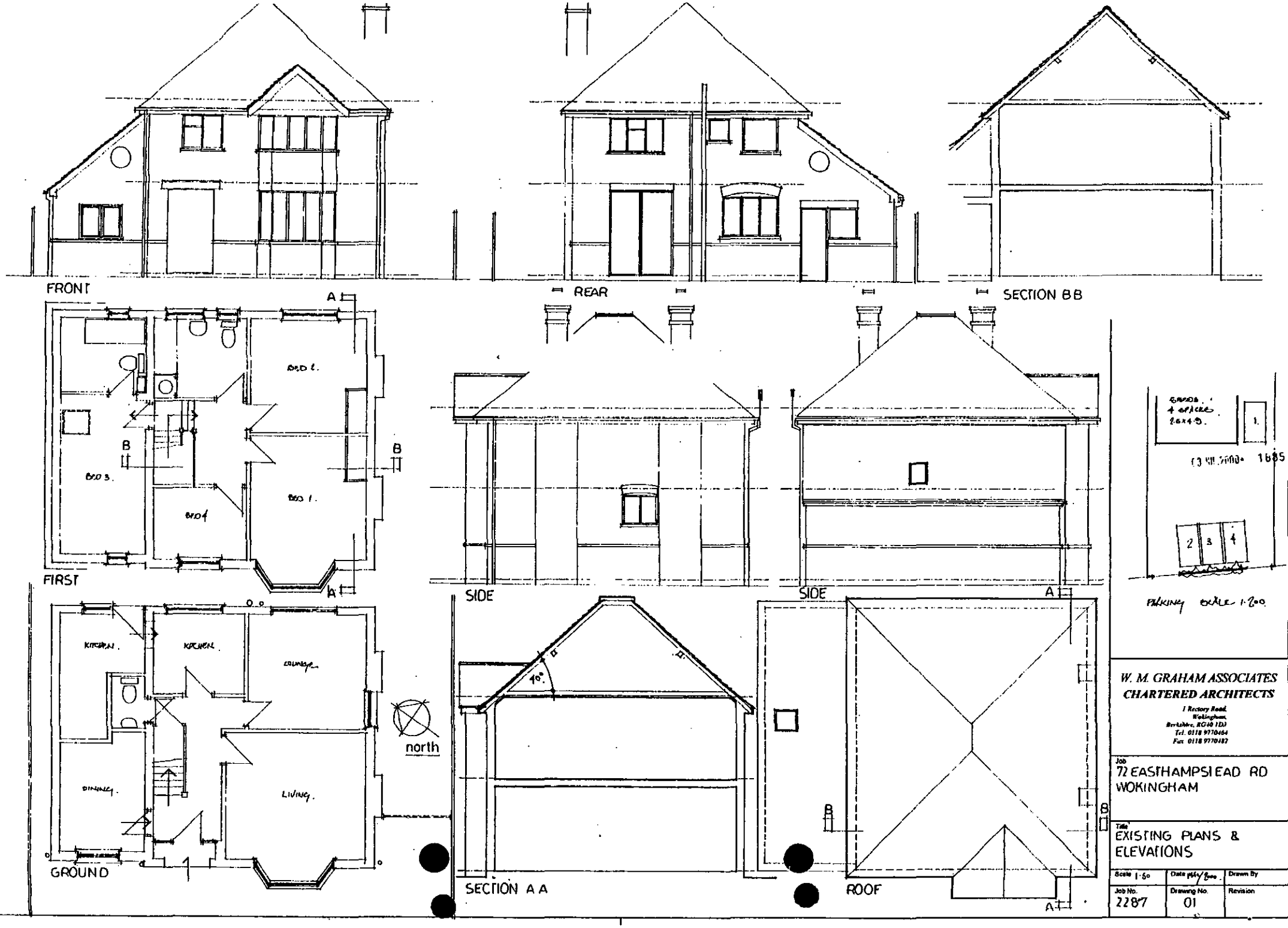
B. 30 JUNE 2000
A. 14 JUNE 2000.

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1XJ.
Tel: 0118 9770464
Fax: 0118 9770482

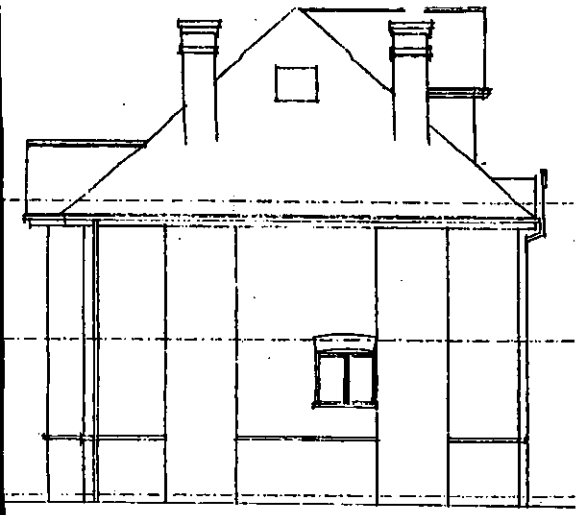
Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
PROPOSED ELEVATIONS & PLANS

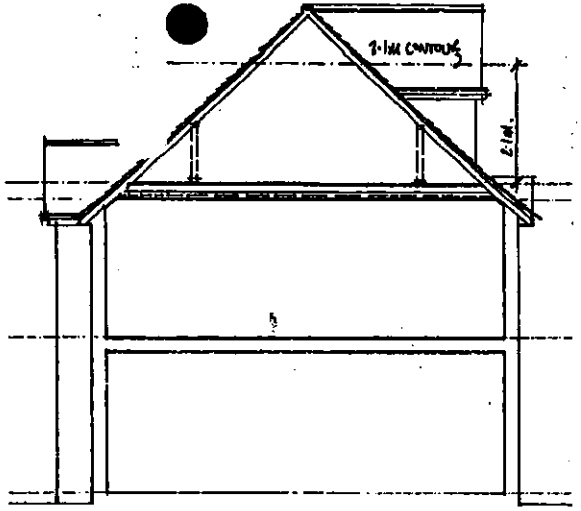
Scale	Date	Drawn By
1:50	May 2000.	
Job No.	Drawing No.	Revision
2287	02	B


FRONT
REAR
SECTION BB
FIRST
SIDE
SIDE
GROUND
SECTION A A
ROOF
north
BED 1.
BED 2.
BED 3.
BED 4
KITCHEN.
KITCHEN.
LOUNGE
DINING.
LIVING.
40°
PARKING SCALE 1:200
W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel. 0118 9770464
Fax 0118 9770482
Job
72 EASTHAMPSTEAD RD
WOKINGHAM
Title
EXISTING PLANS &
ELEVATIONS
Scale 1:50
Date
Drawn By
Job No.
2287
Drawing No.
01
Revision

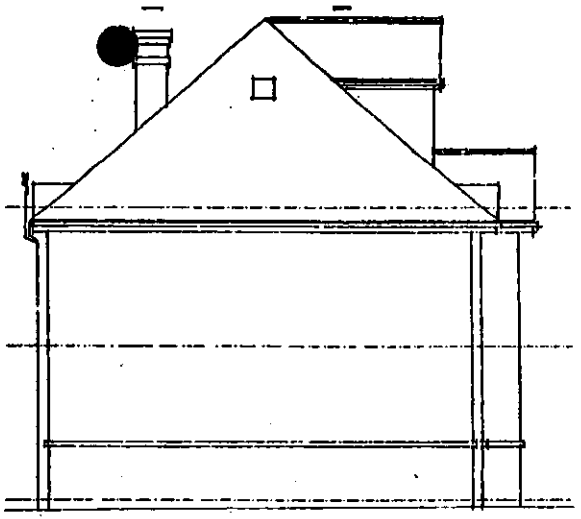
1136



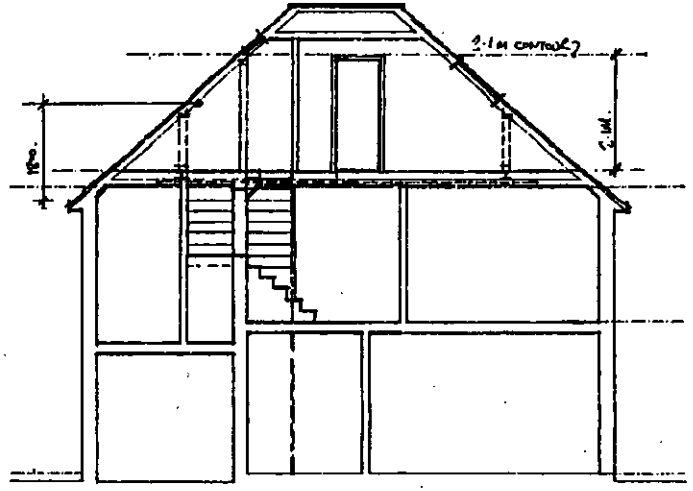
SIDE



SECTION A A



SIDE



SECTION B B

1137

03.Jul.2000 1685

A. 19 JULY 2000

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1YJ.
Tel: 0118 9779164
Fax: 0118 9770487

Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
PROPOSED SECTION
& ELEVATIONS

Scale 1:50	Date July 2000	Drawn By
Job No. 2287	Drawing No. 03	Revision A

F/2000/1885.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. C001

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building. C014

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 first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s). C044

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. C045 (Delete 'it shall be fixed shut')

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. C049

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. C122

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990. R001

2. To ensure that the external appearance of the building is satisfactory. R014

3. To safeguard the residential amenities of the occupiers of neighbouring properties. R044

4. To safeguard the residential amenities of the occupiers of neighbouring properties. R045

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking. R049

6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. R122

Informative N16

You are advised, in compliance with *The Town & 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:
South East Area Local Plan policies STV1, SBE1, SBE2, SW2, ST5
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE12, WT6

RECORD OF SITE VISIT

SITE ADDRESS: 72 Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2000/1885

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/8

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
residential - detached fronting road - opp school. set back.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

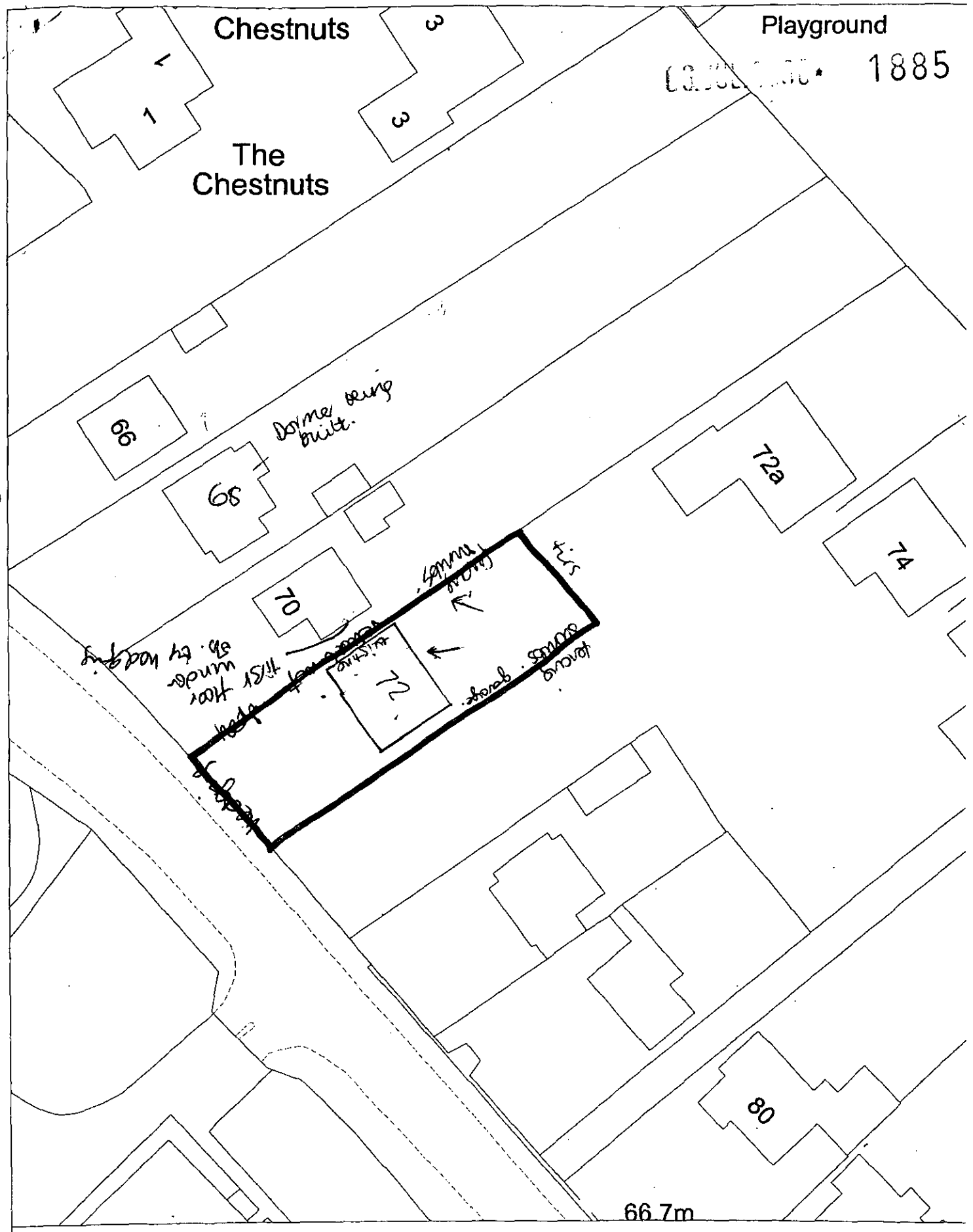
TREES

ACCESS/PARKING 4-5 beds ∴ 4 spaces req'd ✓

LEVELS

BOUNDARY TREATMENT Hedging fr with ←
1.8m fence with →

OTHERS



EXISTING Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 5 April 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1885

Applicant : Mr & Mrs D Fishlock C/O W M Graham Associates.

Location : 72, Easthampstead Road, , Wokingham.
Proposal : Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/8

Date of Neighbour Notifications : .....

Date of Site Visit : 2/8

Date Registered : 03/07/2000

Earliest Date for Decision : 31/07/2000

Latest Consultation Date/Site Notice Expiry Date : 31/07/2000

This application will have expired on: 28/08/2000. 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 :

NBC TC : 28/7 - No objections.

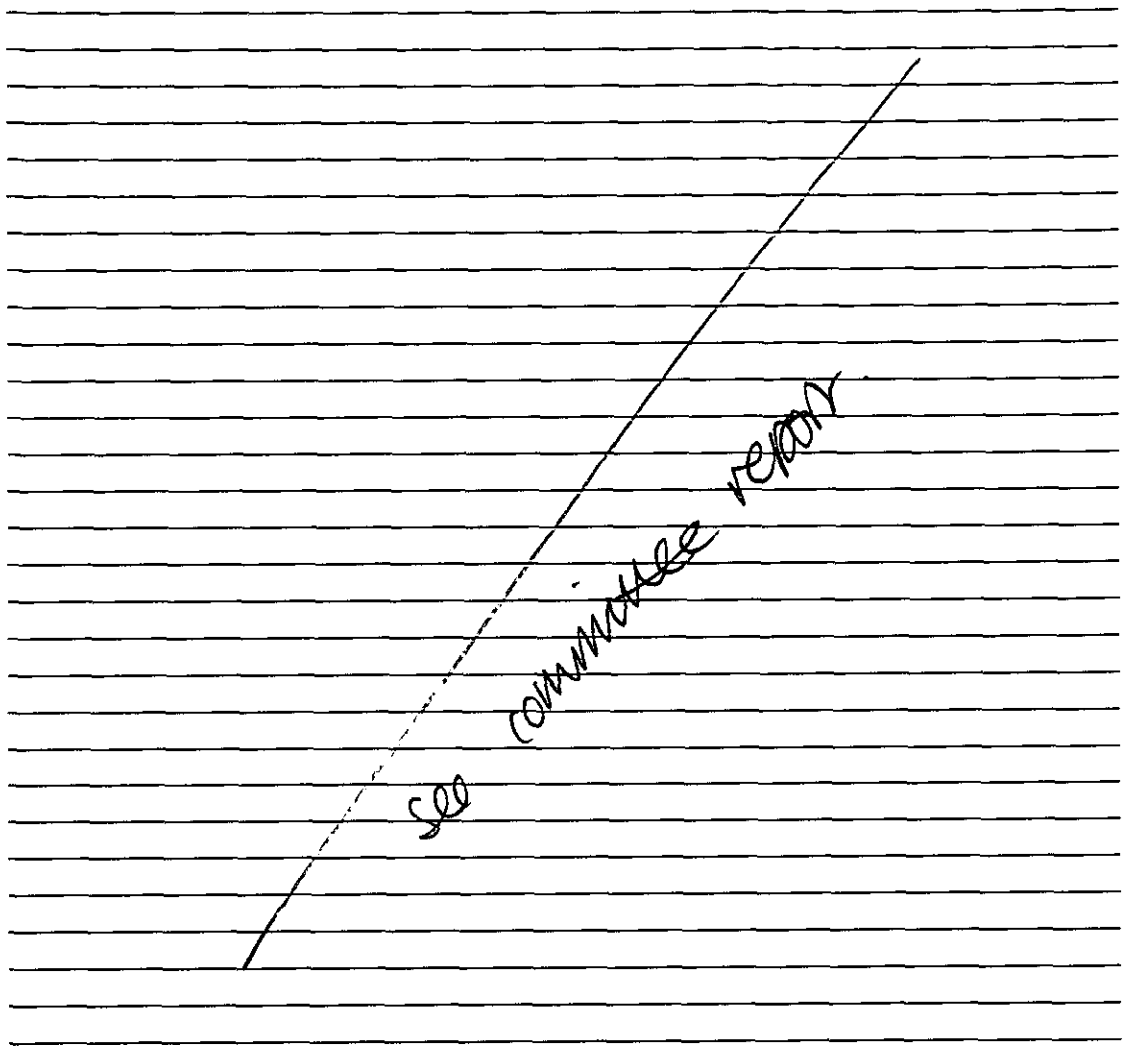
Highways : 02/8 - conditions

Neighbours : 13/7 . 74 Easthampstead Rd - No objections.

Planning Issues : (10'd set fronts greenroute/corridor

Application Number: F/2000/1885

Appraisal :



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

Applicationo	Name & Address
F/2000/1885	Grp. Capt. K Edwards Thr Poplars 74 Easthampstead Road Wokingham RG40 2EE

App. approved
Letter sent 05/10/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2...	Map No. 75B Site 0..06..
Officer: NAB / Application No. F/2000/1885	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee (1 employee) ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: REPLACEMENT OF ROOF, INCLUDING RAISING ROOF HEIGHT (F) PROPOSED A ~~REPLACEMENT OF ROOF~~ INSTALLATION OF NEW ROOM IN ROOF, ~~INCLUDING~~ SIDE EXTENSION AND REAR DORMER WINDOW

Location: 72 EAST HAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Westcott

7.7.2000 10/7

Applicant: MR/MRS FISHLOCK

Fee Received 95-00 (16) 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 : 7.7.2009 ✓10/7

Parish Council Informed - YES / NO ✓10/7

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 ✓10/7 ✓ .....

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:

100 pre-apps .....
.....
.....

NEIGHBOURS:

✓ S|N + 70, 72A, 74, 74A + 76 EASTHAMPSTEAD RD.
10/7
PRESENTATION CONVENT - " ✓ "
ST TERESA'S RC PRIMARY SCHOOL - " "

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 28/9 Time 9.45

WHILE YOU WERE OUT

Name Liz FISHLOCK

Of (legal)

Phone No. Ext. 6528

Phoned		Please call back	✓
Called to see you	✓	Will call back	
Wants to see you		Urgent	

(Her application)

MESSAGE re. F/2000/1885 – Loft conversion

originally proposed bedroom + bathroom

then decided just to convert to bedroom

the Old plan appeared in Ctte report last

the appn

night. Member is agreed but she's concerned

about Condition 4 – doesn't want obscure

glazing in bedroom. PTO Sandra

She's not very happy that she didn't know her applⁿ was going to ctte last night - she'd not received a letter & hadn't seen the agenda/report otherwise she would have raised this issue before.

Natalie Brown

From: Liz Fishlock
Sent: 28 September 2000 10:08
To: Natalie Brown
Subject: Planning App. No. F/20000/1885

Re: 72 Easthampstead Road
The above application was granted at the Meeting last night (28th September). It was however granted subject to there being obscured glass in the dormer window (Condition 4). You may recall that originally we had intended putting in a bathroom and a bedroom but in the end our application was for a bedroom only (as confirmed in the "Proposal"). The condition therefore does not apply.

I would have picked this up from the Agenda but did not receive any written confirmation of the Committee date so wasn't aware it was being dealt with last night.

Please can you confirm what the next step is since the condition is clearly irrelevant.

Many thanks,

Liz Fishlock
28th September 2000

4/10
Phoned 10.50am
& explained the condition related to bathroom window changed from small → large & did not relate to the bedroom & dormer window
NMS.

Application No	Received	Wokingham
F/2000/1885	03/07/00	

Applicant: **Mr & Mrs D. Fishlock**
Location : **72 Easthampstead Road, Wokingham**
Proposal : **First floor side extension and rear dormer window**

1. **Planning History** –
The site is located within the identified settlement of Wokingham, fronting Easthampstead Road, which is both a green route and green corridor.

In 1983 (planning consent 20115) a study and an enlargement to the kitchen was approved.

This application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** –
The proposal is for a first floor side extension above the existing side integral garage, which includes raising the existing roof height and to provide extra room for the existing bedroom 3 and an additional bedroom in the roof space with a rear dormer window.

3. **Consultations** -
   - ***Wokingham Town Council*** – No Objections
   - ***Highways*** – No objections subject to a condition
   - ***Neighbours/Letters*** –
     74 Easthampstead Road – No Objections
     Prospective buyers of 70 Easthampstead Road – concerned that window would overlook the rear garden of 70

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan Policies SBE1, SBE2
      Wokingham District Local Plan Polices WOS3, WBE1

   B. Impact upon the street scene
      South East Area Local Plan Policies STV1, SBE1, SBE2, SW2,
      Wokingham District Local Plan (Deposit Draft) Polices WOS3, WBE1, WBE12

   C. Proposed Parking Provision
      South East Area Local Plan Policies ST5
      Wokingham District Local Plan (Deposit Draft) Polices WT6

A. Impact upon neighbouring properties.

The site is screened by tall conifer hedging at the rear, with a 1.8m fence either side at the rear with some shrubs and trees along the boundary. At the front there is tall conifer hedging along the road (with gaps for access from the road), and conifer hedging with number 70 Easthampstead Road, and a 1.8m fence with the driveway providing access to 72a, 74 and 74a Easthampstead Road. The garage of 72 Easthampstead Road is sited along the boundary with the access to 72a, 74 and 74a.

The side of 70 Easthampstead Road, facing number 72, is two storey with a hipped roof, set 2 metres from the boundary. There is a small first floor window in this side elevation, which is obscured by the existing hedging at the front between numbers 70 and 72. It is considered that the raising of the roof above the garage would have no adverse impact upon neighbouring properties in terms of overlooking, overshadowing nor through being over bearing.

With regard to the rear dormer window and overlooking, the edge of the window would be approximately 5 metres from the boundary with number 70, with number 72 itself being 2 metres from the boundary. The window will not be angled in such a way as to directly overlook the rear garden of 70, so it is not considered there would be any significant overlooking issues. It is recommended that there should be no windows in the side elevation at first floor level or above to help prevent any future problems with regard to overlooking. As the site is well screened by hedging at the rear, it is not considered that there would be any issues with regard to overlooking from the proposed rear dormer window upon the properties at the rear (72a, 74 and 74a Easthampstead Road)

It is considered that the proposed development would have no detrimental impact upon neighbouring properties by overlooking, overshadowing or through its being overbearing. There would therefore be no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene

There is a mixture of styles and design of houses along Easthampstead Road, and it is therefore considered that there would be no detrimental impacts upon the character of the street scene, especially as materials would match existing. There would also be no issue of any terracing effect as the gap of 2.54 metres between 70 and 72 would be retained.

Number 72 fronts Easthampstead Road which under the Wokingham District Local Plan (Deposit Draft) and South East Area Local Plan, is designated a green route and green corridor. Due to the fact that the dwelling is set back by 15 metres from the road edge, it is not considered that the proposed development would have any adverse negative impact upon the character of this road.

With regard to the rear dormer window, the side of the proposed dormer may be visible from the rear gardens of 68 and 70 Easthampstead Road. A dormer window (with a flat roof) is currently being constructed at 68 Easthampstead Road (approved under planning consent 99/70215/F), and is visible (though obscured by a tree) from the rear garden of number 72. In terms of impact upon the 'rear' street scene, it is considered that the rear dormer window would be in keeping with that which already exists. Views of this window would be obscured from 72a due to the tall conifer hedging.

It is therefore considered that there would be no detrimental impact upon the character of the area, and there is therefore no conflict with development plan policies.

C. Proposed Parking Provision
There would be an increase in the number of bedrooms from 4 to 5. Therefore in order to satisfy Council Parking Standards, there needs to be provision for 4 off road parking spaces. As the plan (2287/03/A) shows, the Council standard is satisfied. Provided that the space for turning, parking and garaging would remain, there would be no detrimental impact upon highway safety.

5. **Conclusion** –
It is considered that the proposed development would have no adverse effect upon neighbouring properties, character of the area nor highway safety due to the screening of the site and location of the proposed development in relation the existing dwelling and neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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 first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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.

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.

REASONS

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Informative

You are advised, in compliance with *The Town & 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:
South East Area Local Plan policies STV1, SBE1, SBE2, SW2, ST5
Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WBE12, WT6

Natalie Brown

PLANNING SERVICES	HPT 34057
POL	TLS
DC	CNF
APP	
CS	NB
11 SEP 2000	
COPIES TO:	ACK:
	FILE:

reply

Fairacre
Ravensdale Road
South Ascot
Berks. SL5 9HJ

Phone 01344 624535

05 September 2000

Natalie Brown
Planning Department
Wokingham District Council
Reading Road
Wokingham RG40

Dear Natalie,

F/2000/1885 - Plans for 72 Easthampstead Road

We are in the process of purchasing 70 Easthampstead Road, the adjoining property to the above address and are writing with regard to the application for planning permission that is pending in relation to 72 Easthampstead Road.

Having visited your offices to view the plans we understand that there is a proposed room on the first floor containing a window that will directly overlook the garden of 70 Easthampstead Road. In this respect, we would hope that a condition of any planning permission granted would be that this window should contain frosted or textured glass and that the windows open in such a way as to only overlook the house's own garden.

We should be grateful if you would let us know if these conditions are to be attached to the permission, if and when the permission is granted.

Yours sincerely,

Rachel & Nick Carter

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 07 July 2000

Application Number: F/2000/1885

Proposal: Proposed replacement of roof, including raising roof height installation of new room in roof, side extension and rear dormer window.

Parish: WOKINGHAM TOWN

Site Address:
72, Easthampstead Road, , Wokingham.

Applicant:
Mr & Mrs D Fishlock C/O W M Graham Associates.

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).

SC 23 (Parking, Garaging & Turning)

SR 06.

Signed: _____ **Print name:** ADAM COSSINS

02/08/00

PLANNING SERVICES | HPT
POL | TLS
DC
ADD
CS
28
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1885

Proposal: Proposed replacement of roof, including raising roof height, installation of new room in roof, side extension and rear dormer window.

Site Address: 72 Easthampstead Road, Wokingham.

Applicant: Mr & MrsD Fishlock C/O/W M Graham Associates

Your observations are required in respect of this application by **31/07/2000**

No objections

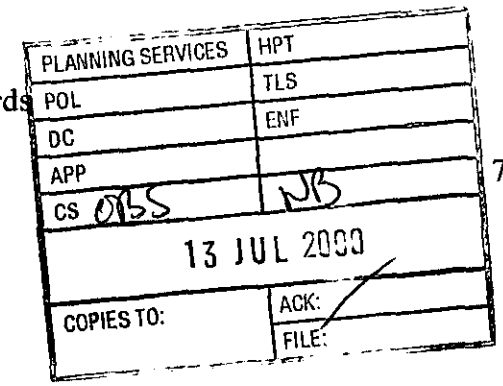
SIGNED: _____ **DATE:** 26/07/00

CLERK TO Wokingham Town Council

From Group Captain K Edwards

The Poplars
74 Easthampstead Road
Wokingham
RG40 2EE

☎home 0118 977 3980
☎office 0118 949 9100
fax 0118 986 9450



12 July 2000

Dear Ms Brown

APPLICATION NO F/2000/1885 72 EASTHAMPSTEAD RD WOKINGHAM

Thank you for your letter dated 7 Jul 00. We have no objections to the planning application referenced above.

Yours sincerely

03.JUL.200 5

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECT

W.M. GRAHAM B.A., B. Arch., R.I.B.A

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2287/wmg/cm

30 June 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

72 EASTHAMSTEAD ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Town Planning application including Certifcate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2287 - 01, 02B & 03A

Please note that Mrs Fishlock is a council employee and works in Support Services (Legal Department).

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

ADDRESS 72 EASTHAMPSTEAD ROAD PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
RR21430	MR. G. COWAN	STUDY/ENLARGE KITCHEN	22.9.83	APP
20115	"	"	20.1083	CL
RRA 2479	"	ALTS IN ROOF SPACE	31.3.87	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: [illegible] 1885

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 D FISHLOCK 72 EASTHAMPSTEAD ROAD WOKINGHAM RG42 2EE 974 6528 (DAY)
2	Agent's Name Address and postcode Phone number	W M GRAHAM ASSOCIATES 1 RECTORY ROAD WOKINGHAM RG40 1DJ 0118 977 0464
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.	72 EASTHAMPSTEAD ROAD WOKINGHAM RG42 2EE
4	Give brief details of the proposal for example, two storey side extension. About the application	Re-roof dwelling including all areas to provide new roof and bedroom in loft
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 ☐ Non affected
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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: 4	Proposed: 5
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.	£95.00	
	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: W M Graham Associates

on behalf of MR & MRS D FISHLOCK

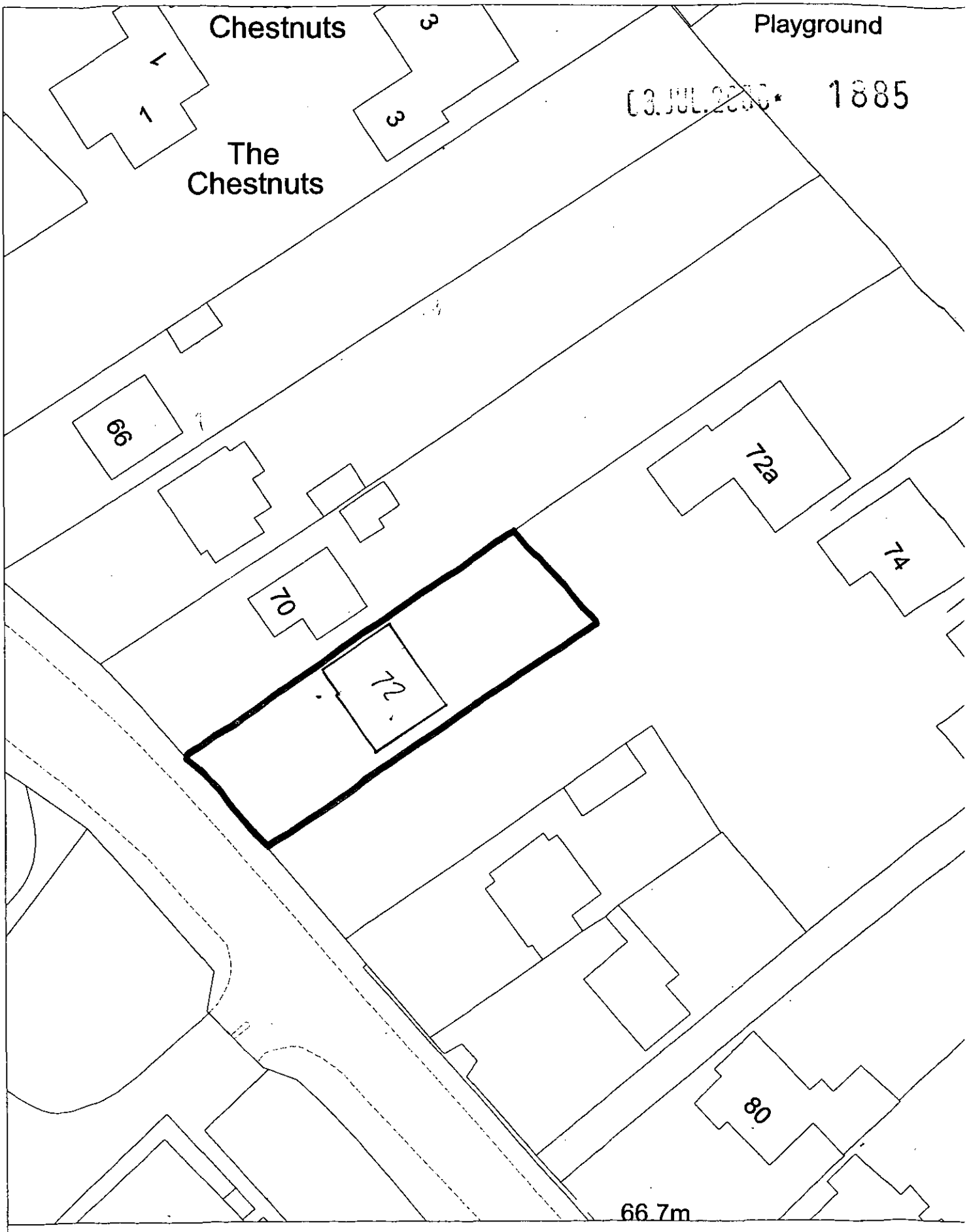
Date 25 May 2000

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



PROPOSED SITE PLAN SCALE 1:500.

APPROVED



EXISTING. Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 5 April 2000



Site Plan, Scale: 1 to 2500

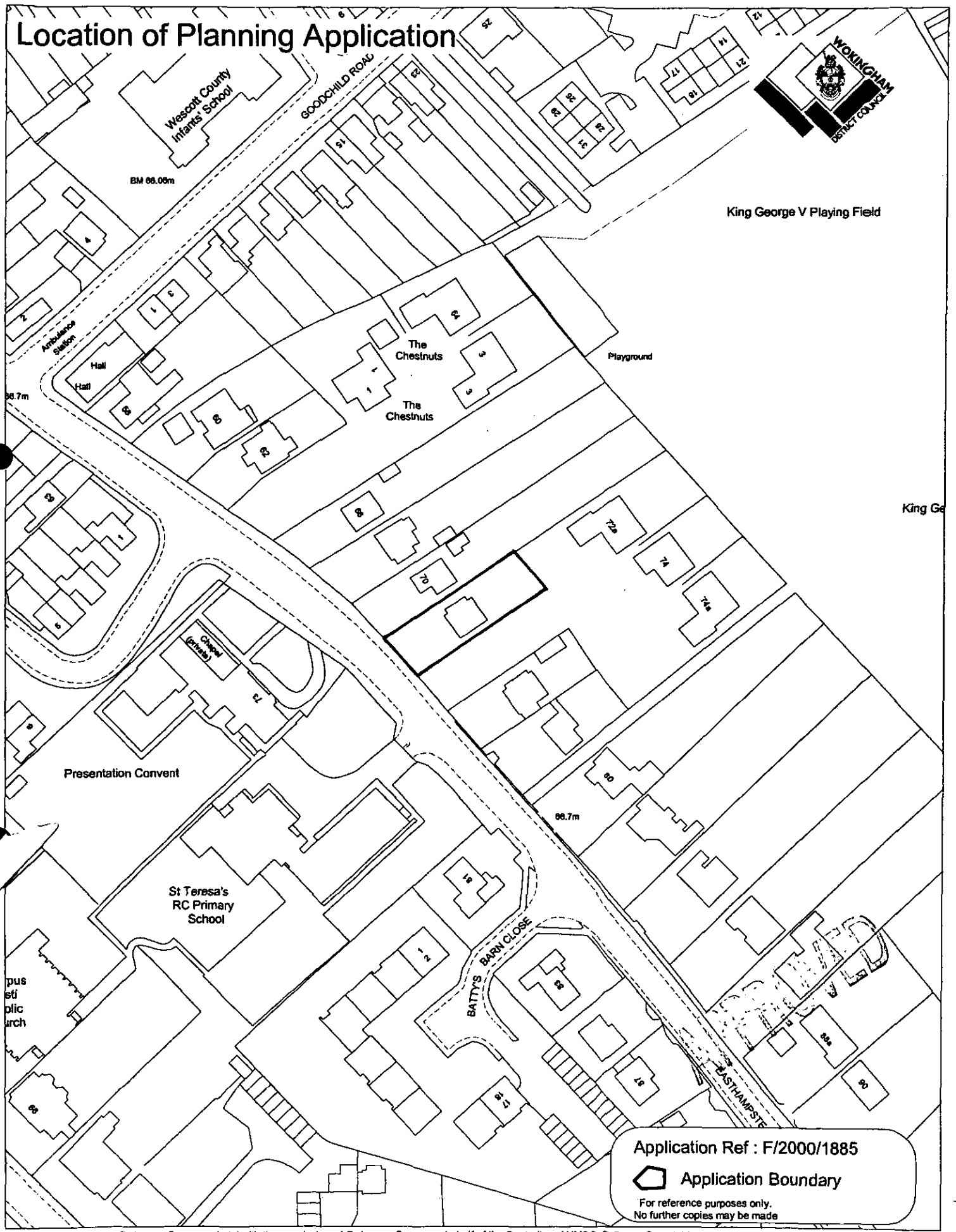
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 5 April 2000

N
W E
S

Location of Planning Application



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

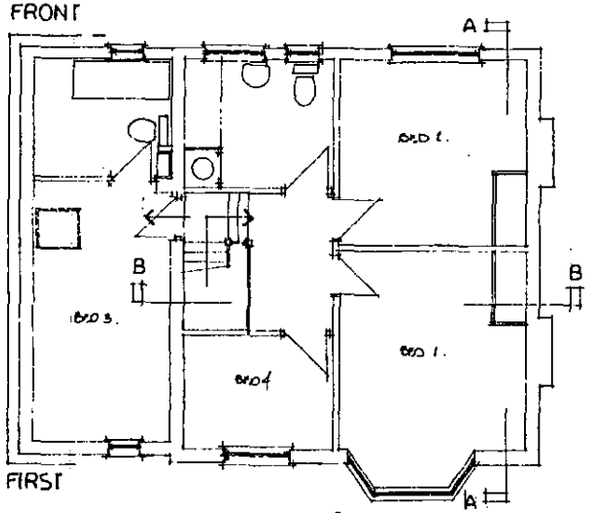
Development Control Section, Environmental Services, Wokingham District Council.

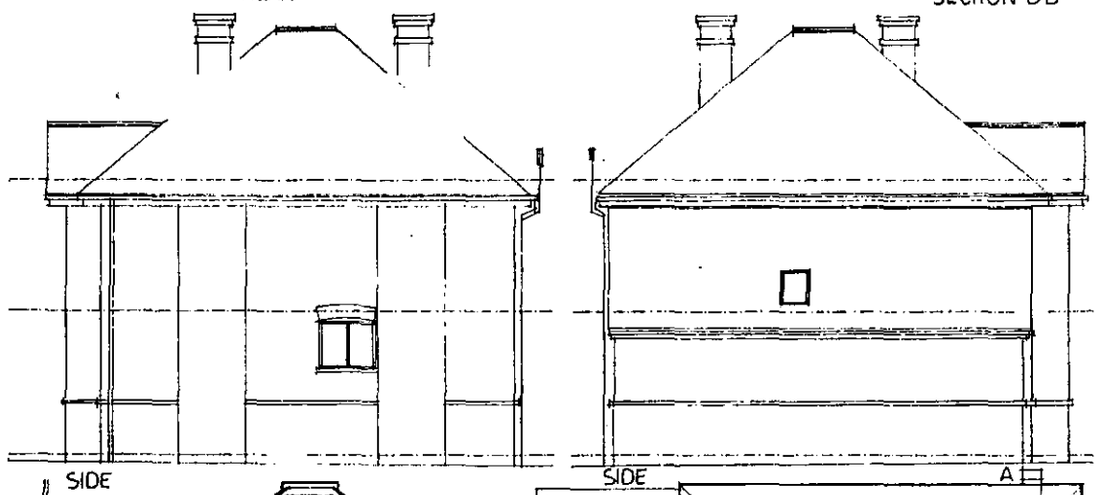
27 September 2000

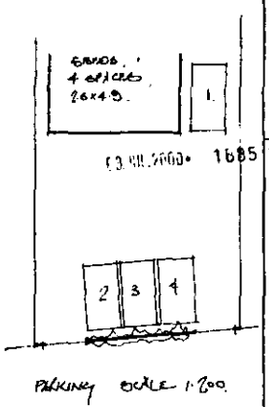
Scale: 1 : 1250

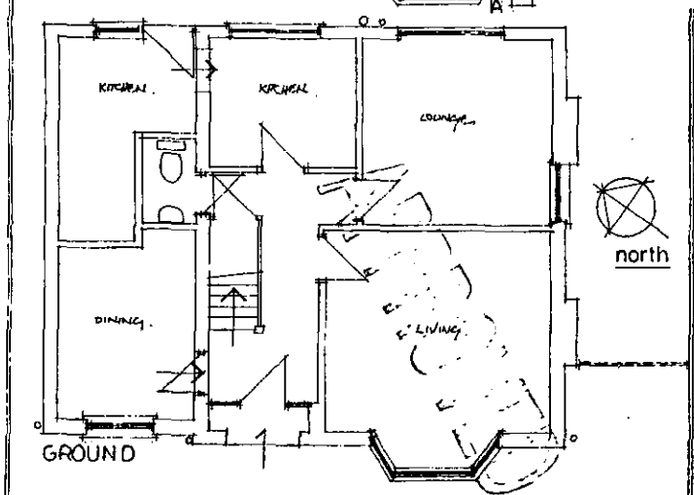
N
W E
S

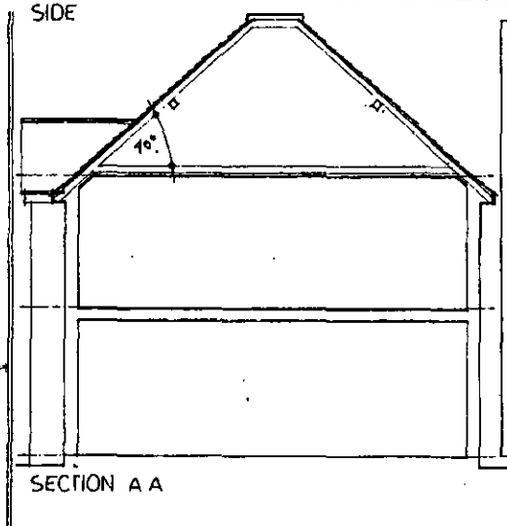


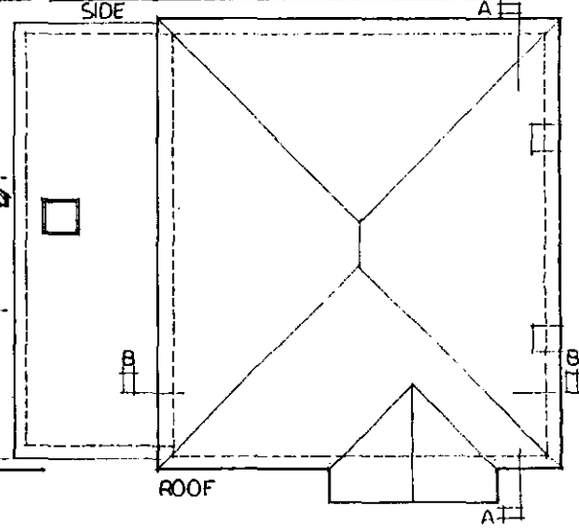












W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ.
Tel. 0118 9770464
Fax. 0118 9770482

Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
EXISTING PLANS & ELEVATIONS

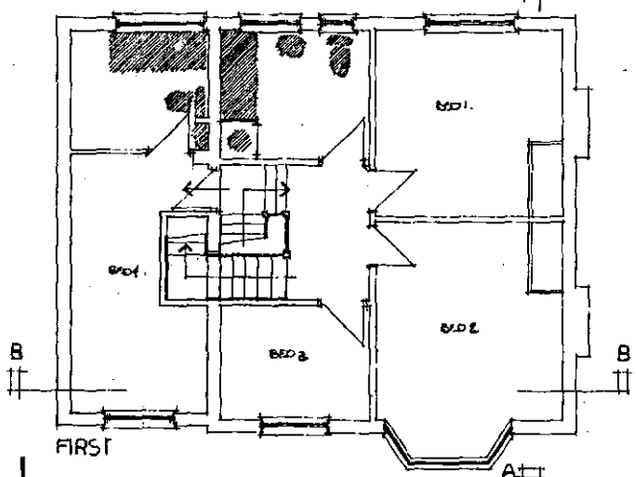
Scale 1:50	Date May 2000	Drawn By
Job No. 2287	Drawing No. 01	Revision



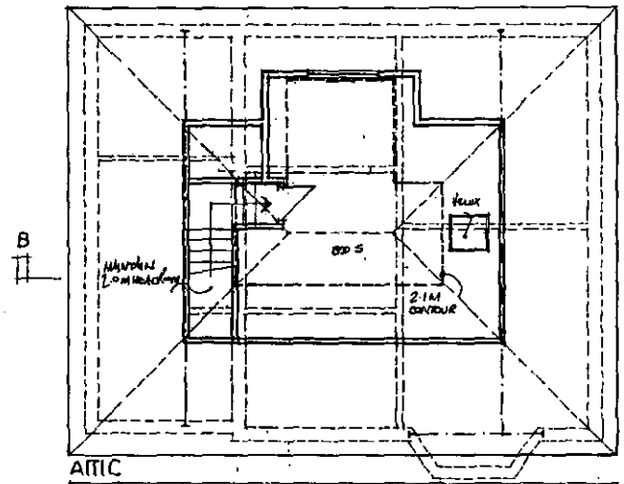
FRONT



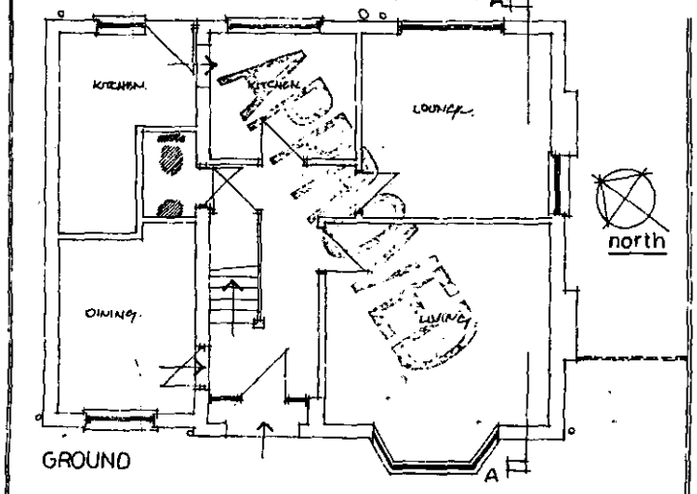
REAR



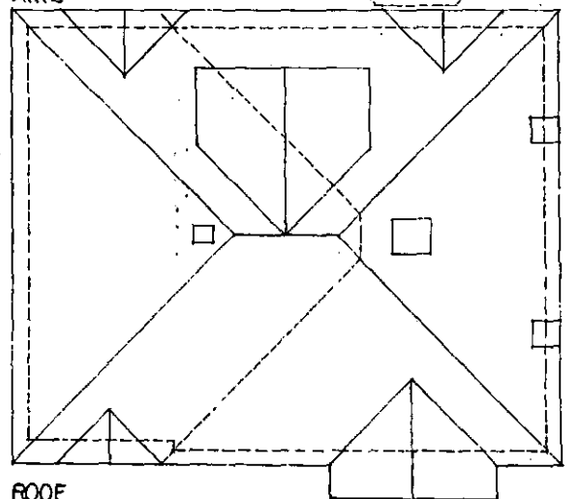
FIRST



ATTIC



GROUND



ROOF

This drawing is copyright and may not be reproduced without the written consent of the Architect.

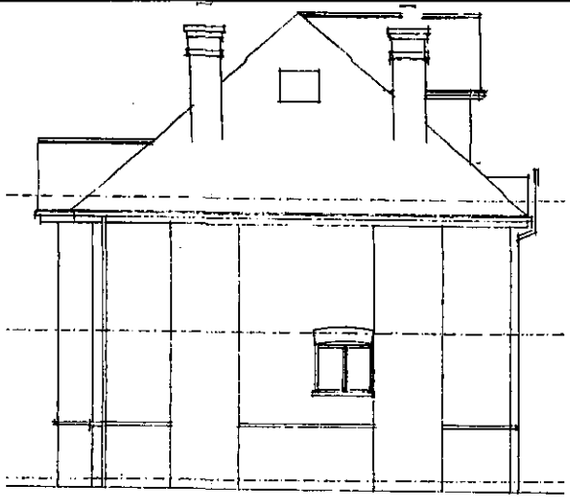
B. 30 JUNE 2000
A. 14 JUNE 2000

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ.
Tel: 0118 9770464
Fax: 0118 9770482

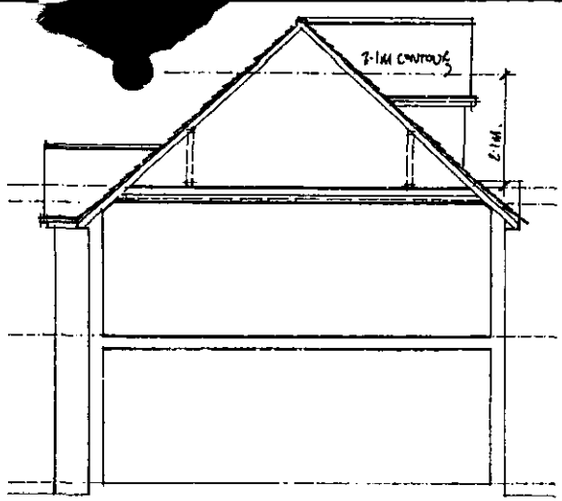
Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
PROPOSED ELEVATIONS & PLANS

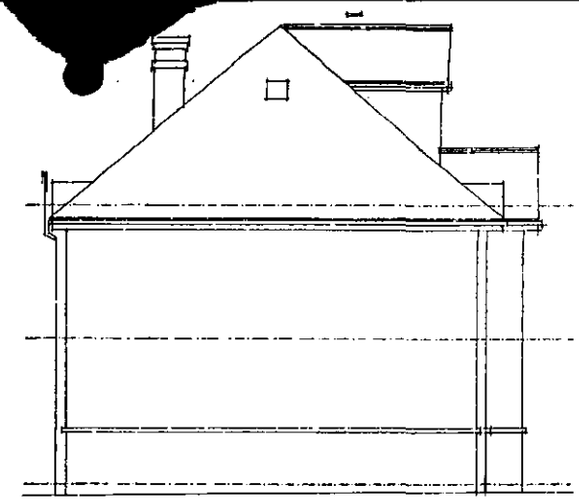
Scale	Date	Drawn By
1:50	May 2000.	
Job No.	Drawing No.	Revision
2287	02	B



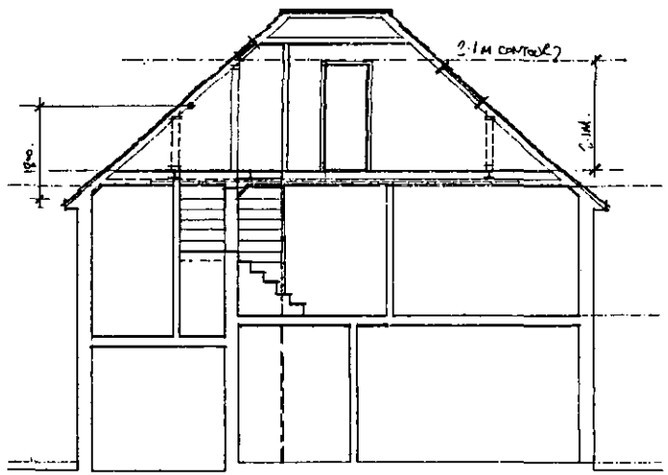
SIDE



SECTION A A



SIDE



SECTION B B

03.JUL.2003 1685

A.

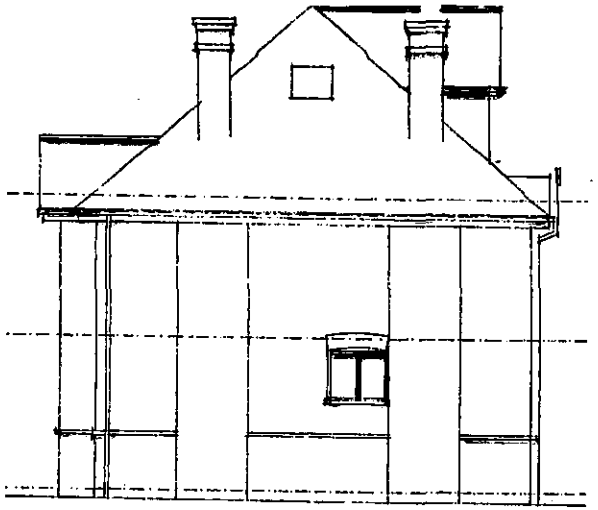
W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG40 1TU.
Tel: 0118 9770464
Fax: 0118 9770483

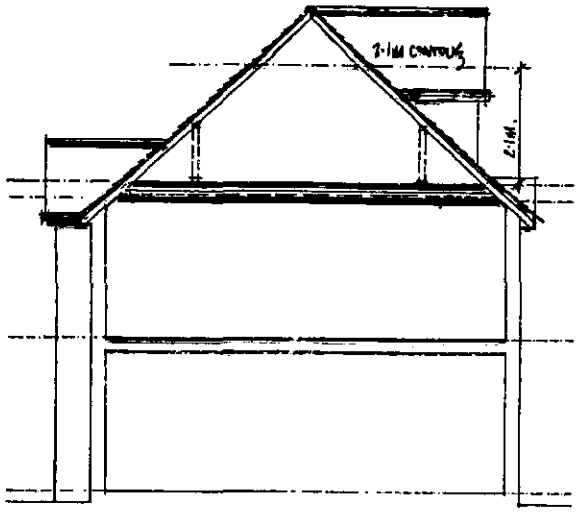
Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
PROPOSED SECTION
& ELEVATIONS

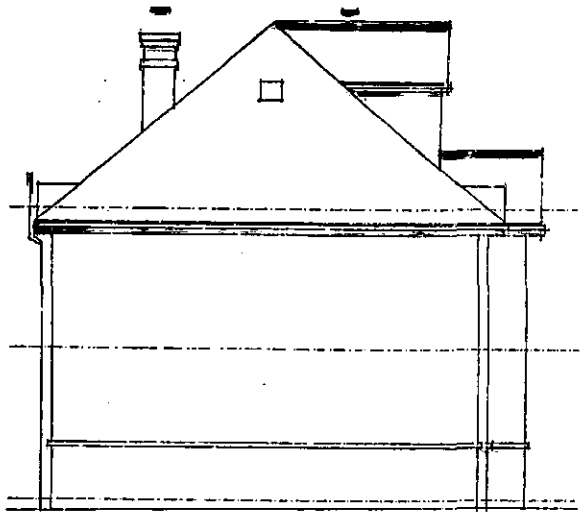
Scale 1:50	Date	Drawn By
Job No. 2287	Drawing No 03	Revision A



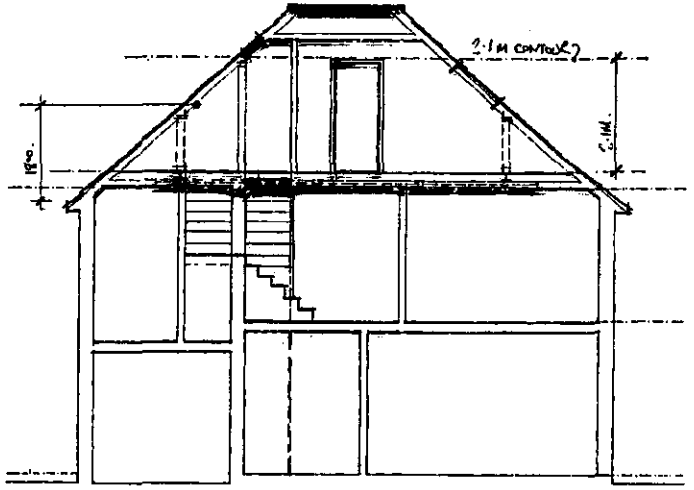
SIDE



SECTION A A



SIDE



SECTION B B

03.Jul.2002 1685

A.

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1YJ.
Tel: 0118 9770864
Fax: 0118 9770867

Job
72 EASTHAMPSTEAD RD
WOKINGHAM

Title
PROPOSED SECTION
& ELEVATIONS

Scale 1:50	Date July 2002	Drawn By
Job No. 2287	Drawing No. 03	Revision A