X SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
F/2002/6114

96/63

LOCATION:
31 Rectory Road, Wokingham.

APPLICANT:
Mr/Mrs Neeves C/O Derek Cann

PROPOSAL:
Proposed 2 storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Francis Leo**

WLD

65

D3

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Withdrawn.

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0205
24th April 02
Attention Francis Leo

Dear Sir/ Madam.

Application number F/2002/6114
Proposed Two Storey Side Extension
31 Rectory Road .Wokingham

With reference to the above application and on instructions from my client, I wish to withdraw the above application to extend the above property.

Yours faithfully

Derek Cann RIBA

URGENT

please phone applicant - agent away

Owner of house not to get a concert

Applicant NOT owner

7/6 CH

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

DEREK CANN
ARCHITECT

TO FILE

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

PLANNING SERVICES 53665
POL
DC FL
A+P
CS
24 APR 2002
COPIES TO

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0205
24th April 02
Attention Francis Leo

Dear Sir/ Madam.

Application number F/2002/6114 ✓
Proposed Two Storey Side Extension
31 Rectory Road , Wokingham

With reference to the above application and on instructions from my client, I wish to withdraw the above application to extend the above property.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6114

Applicant : Mr/Mrs Neeves C/O Derek Cann.

Location : 31, Rectory Road, , Wokingham.
Proposal : Proposed 2 storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/4/02

Date Registered : 12/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 07/05/2002. 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 : none

Highways : Recommend approval with conditions

Planning Issues : I'd Sett

SBE1 SBE2

WOS3 WBE1

EN1

Application Number: F/2002/6114 **Officer : Francis Leo**
31 Rectory Road, Wokingham

Appraisal :

Development
Proposed 2 storey side extension to dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Front and rear walls of the proposed first floor extension would align with adjoining property no 29 at first floor level. The gap between the two properties is approximately 2.5m at present with a 1.8m high timber fence in between. In addition there are thick bushes and plants along the western boundary. There is also a garage at no 29 nearest to application site increasing the gap at first floor level even further. In view of the above it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed extension would have a pitched roof and would follow the profile of the existing main roof. The proposed windows would follow the style of the existing windows. The design as a whole is pleasing in appearance and enhances the character of the existing dwelling. Therefore it is considered that the proposal would have no adverse impact upon the character of the area.

Parking: The proposal would create 1 extra bedroom making a total of 5 requiring 4 parking spaces. There is a double garage to the dwelling, in addition applicant has shown 2 additional parking space in the front garden which measures 22m in width x 11.5m in depth large enough to provide parking as well landscaping.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6114

Appraisal :

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

Application Number F/2002/6114
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	insert ('extension')

RECORD OF SITE VISIT

SITE ADDRESS: 31 Rectory Road Wokingham.

APPLICATION NUMBER: F/2002/6114

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Large 2-storey detached Houses; wide garden

3. DESCRIPTION OF SITE/BUILDING
2 storey dwelling. Very long ~~rear~~ and wide rear garden - large space at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 29 has a garage next to No 31.

5. SITE CONSTRAINTS

TREES at the rear.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Bet 29 - 31 = 1.8 m high fence. bushes along side

OTHERS

Planning Services.
W.D.C.

DEREK CANN
ARCHITECT

Ref No: 205.

MEMORANDUM Date: 25th. March 02.

SITE INSTRUCTION re: 31. Factory Road. Wokingham

a. Planning Application. F/2002/6114.

Please find revised drawings 205/02A which are to replace those enclosed with the application

PLANNER	SH61Z
POL	
DC	DATE
APP	
25 MAR 2002	
COPIES TO	ACK:
	FILE:

Derek Cann R.I.B.A. M.a P.S. 13 Manor Road Wokingham Berkshire RG41 4AH Telephone (0118) 978 6895

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 25 March 2002

Application Number: F/2002/6114

Proposal: Proposed 2 storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
31, Rectory Road, , Wokingham.

Applicant:
Mr/Mrs Neeves C/O Derek Cann.

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).

C049, R049
C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam 26/03/02.

Application Number : F/2002/6114	**Map No :** 75B
Case Officer : FL	**Site Area :** 0·12
Valid Date : 12.3.02	**Received Date: 12/03/2002**

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling.

Location : 31, Rectory Road, , Wokingham.

Parish : WK **Ward : NOR** 25.3.02 B.

Applicant : Mr/Mrs Neeves C/O Derek Cann.

Fee Required: £95 **Fee Received: £95** (1)

Additional: ....., or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	SHOW TREES		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 25.3.02 TB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No Pre-apps

NEIGHBOURS

S/N + see map

+ addresses within red line

.....

Organisation_Name	Building_Name	address1	Postcode
	24A	24AWILTSHIRE ROADWOKINGHAM	RG401TP
		40RECTORY ROADWOKINGHAM	RG401DN
		29RECTORY ROADWOKINGHAM	RG401DP
		31RECTORY ROADWOKINGHAM	RG401DP
		33RECTORY ROADWOKINGHAM	RG401DP
		3OSBORNE ROADWOKINGHAM	RG401TL
		5OSBORNE ROADWOKINGHAM	RG401TL
		24WILTSHIRE ROADWOKINGHAM	RG401TP
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
	WEAVERS COURT	WEAVERS COURTOSBORNE ROADWOKINGHAM	RG401TL
		42RECTORY ROADWOKINGHAM	RG401DN
	22A	22AWILTSHIRE ROADWOKINGHAM	RG401TP

Neighbour Consulted F/2002/6112 25.3.

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6114

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2002/6114
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. *This form must be received no later than 28 days from the date of this letter.*

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6114**
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Robertson

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

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6114

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/6114
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6114**
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Edwards

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

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6114

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/6114
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6114**
31, Rectory Road, , Wokingham.
Proposed 2 storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor I Brown

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

Received by Wokingham District Council

Application No: F/2002/6114

Proposal:
Proposed 2 storey side extension to dwelling.

Location:
31, Rectory 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6114 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

25 March 2002

12 MAR 2002 6114

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0205
12th March 02

Dear Sir.

Proposed Two Storey Side Extension
31 Rectory Road .Wokingham

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 205 / 01./ 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

12 MAR 2002 6114

ENVIRONMENTAL SERVICES

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr & Mrs Neeves
	ADDRESS	White Oaks Church Road Farley Hill
	POST CODE	RG7 1TS tel 0118 9737715
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	31 Rectory Road Wokingham
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 storey side extension replacing 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. Indicate any which are to be felled.	YES
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick + tiles as 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:5	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	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)	£95	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs Olley	7 Crow Drive, Halstead Seven Oaks Kent TN14 7BU	11th March 02

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr + Mrs Neeves

DATE 11th March 02

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 31 Rectory Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

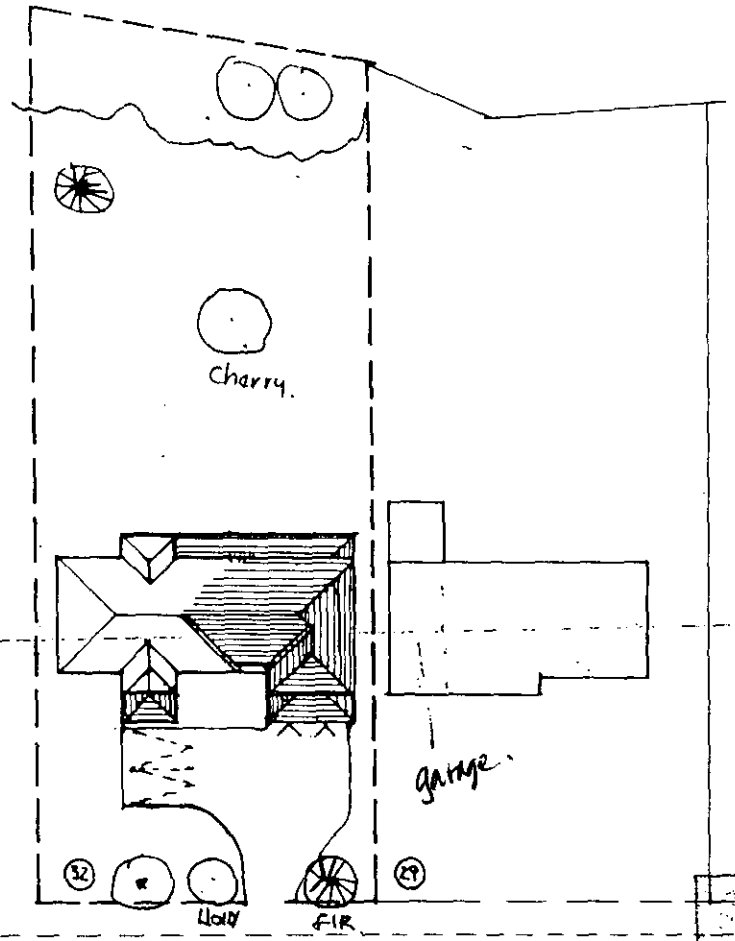
Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/38/67	Mr Patmore	Erect det house & double garage in garden 33 (1631)	27/7/67	C/A
R/232/72 9042M		Ext to enlarge garage with flat over	19/10/72 27/10/72	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

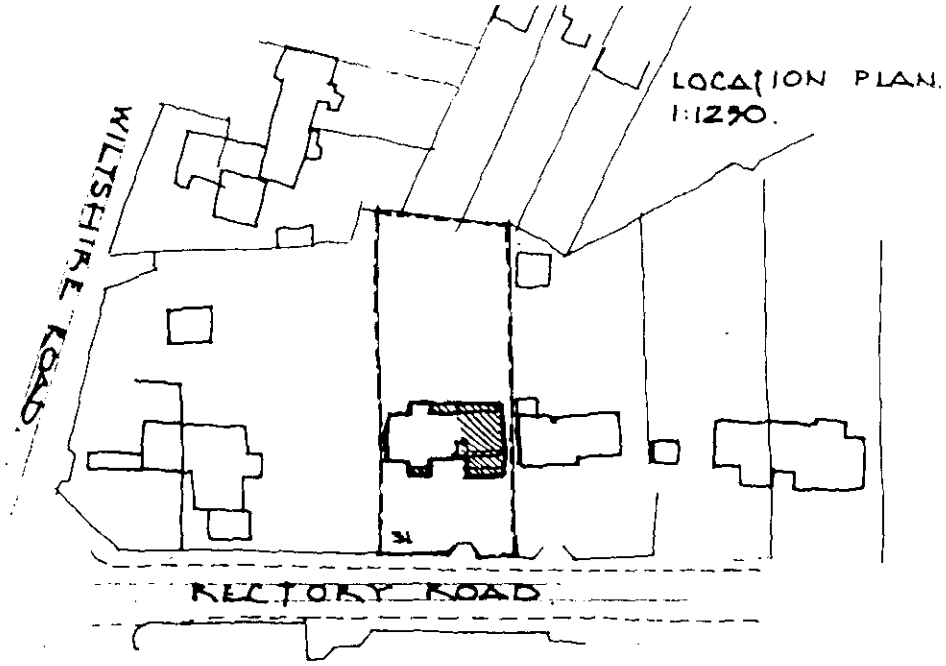


BLOCK PLAN. 1:500.

B Trees. added. 3rd. April. 02.

REV. A. Extended Kitchen.

Withdrawn



	HPT
	TCR
	ENF
05 APR 2002	
	ACK:
	FILE:

18th MARCH. 02.

DEREK CANN RIBA **CHARTERED ARCHITECT**
13MANOR ROAD WOKINGHAM RG41 4AH. tel :- 0118 9786895

Job title
31 Rectory Road Wokingham

client
Mr & Mrs Neeves.

scale 1:100. 1:50.

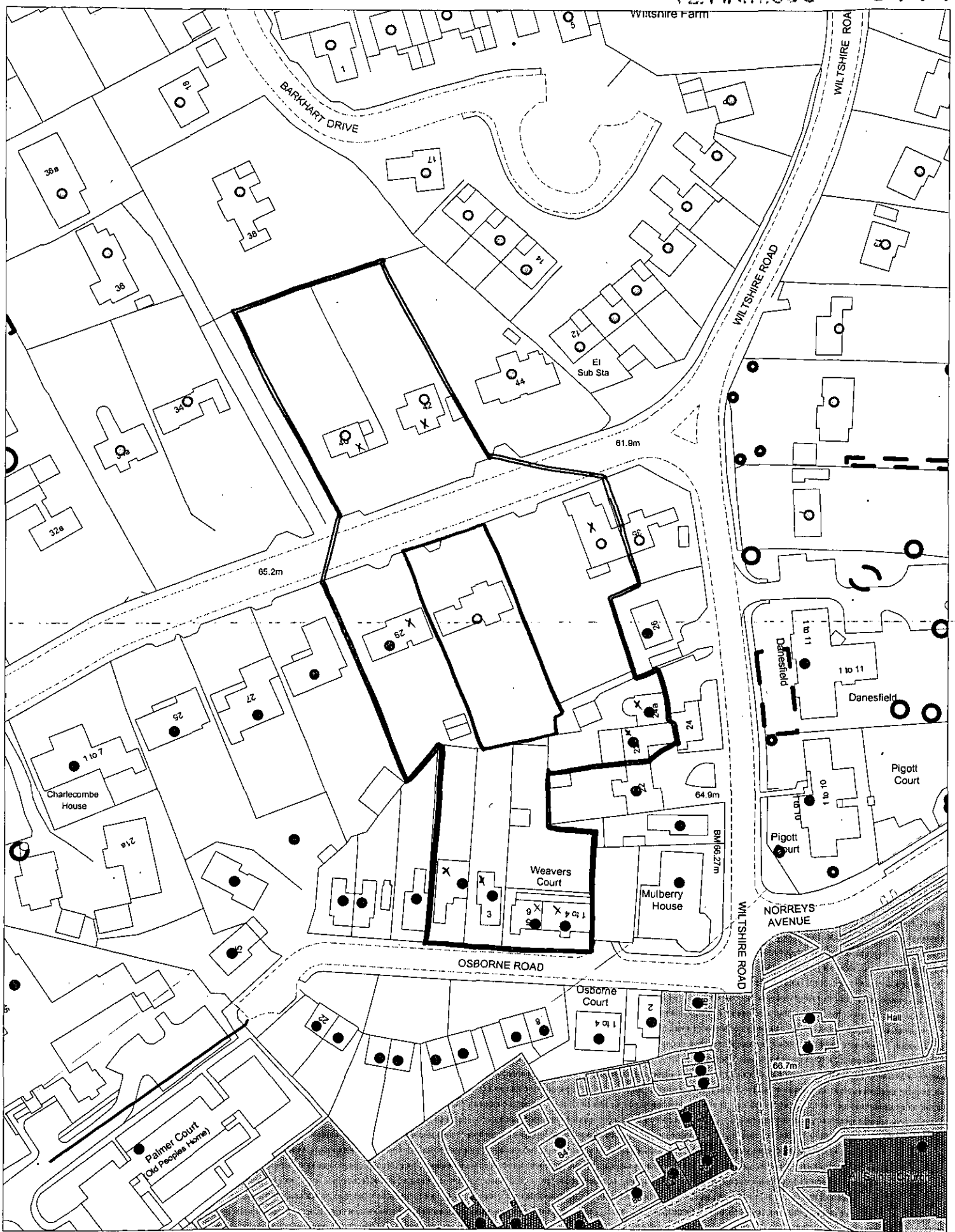
date 11th. MARCH 02

Drawing Title
Proposed Extension

Job no. 205

Drg no 02 B

12 MAR 02* 6114



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Development Control Section, Environmental Services, Wokingham District Council.
19 March 2002 Scale: 1 : 1250

N
W E
S