F/2002/6127

LOCATION:
1 Amethyst Close, Wokingham.

APPLICANT:
Mr/Mrs N Hales C/O Mr P Doudney

PROPOSAL:
Proposed single storey side & rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

79

D4.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Hales
C/O Mr P Doudney
The Hay Loft
Pankhurst Farm
Bagshot Road
West End
Surrey GU24 9QR

Application Number: F/2002/6127

Parish: **WOKINGHAM**

Location: **1, Amethyst Close, Wokingham.**

Proposal: **Proposed single storey side & rear extensions 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.

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.

Informative
1. 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6/27	LS
BUILDING CONTROL NUMBER.	FP2002/3408 Central	
~~APPLICANT~~/AGENT	Mr P Dudley	
ADDRESS OF SITE	1. Amethyst Close CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear + side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	ACW/1 P03A + P04	ACW/1 P03 + P04
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/9/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6127

Applicant : Mr/Mrs N Hales C/O Mr P Doudney.

Location : 1, Amethyst Close, , Wokingham.
Proposal : Proposed single storey side & rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4/12

Date Registered : 13/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 08/05/2002. 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 :

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene.

Application Number: F/2002/6127 – 1 Amethyst Close

Appraisal:

Development

The site is a detached dwelling situated on a corner plot within the identified settlement of Wokingham.

The application proposes single storey side and rear extensions to the dwelling. The former would project a maximum of 2.5m to the side and 1.6m to the front of the dwelling, with a pitched roof (2.1m to the eaves and 3.1m to the ridge).
The latter would be located close to the Southeast boundary and would project 3.3m to the rear of the dwelling with a width of 4.1m and pitched roof (2.2m to the eaves and 3.4m to the ridge).

1. Impact upon neighbouring properties
   Due to the siting of the proposal and the windowless Northeast-facing wall of No 70 Northway, no overlooking is foreseen from the development. Furthermore, the development would be screened from No 2 Amethyst Close by the double length garage of the applicant.

   Due to the scale and siting of the development, no adverse effects are envisaged in terms of overshadowing or overbearing.

2. Impact upon the character of the area
   The new development would project further forward of the building line of the dwelling along Northway, although it would be, for the most part, screened behind the 2m-boundary fence. However, it is not considered to detract from the character of the street scene as other dwellings (notably No's 2 and 10 Opal Way and 61 and 73 Northway) already project further forward onto this highway (with two storey elements). Furthermore, open space would be maintained to the front of the plot at the entrance to Amethyst Close.

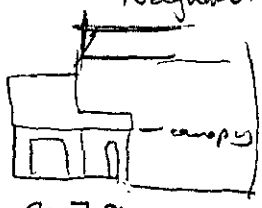
Approval: ~~**Refusal:**~~

✓

Application Number F/2002/6127
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Neighbouring properties have integral gges projecting forward of front building line - pitched roof design



eg 7,8,9,10,2,11, & 5 etc

RECORD OF SITE VISIT

SITE ADDRESS: 1 Amethyst Close Wokingham.

APPLICATION NUMBER: F/2002/6127

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential estate -
Some unity in housing design.
mixture of detached + semi detached dwellings - red brick
integral garages

3. DESCRIPTION OF SITE/BUILDING
Corner plot property - set further back of No 2.
detached.
front bow window. carport to front of integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
garage projects along boundary with No 2.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT front boundary - open plan
side (Northways) - 2m cb fence. Door in side elevation
OTHERS rear 1.8m cb fence.

Rear faces No 70 - garage - no windows.

Application Number : F/2002/6127

Case Officer : LS

Valid Date : 13.3.02

Map No : 7SA

Site Area : 0.04

Received Date: 13/03/2002

Level : Delegated Application

Description : Proposed single storey side & rear extensions to dwelling.

Location : 1, Amethyst Close, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs N Hales C/O Mr P Doudney.

Fee Required: £95 Fee Received: £95 (4)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION - CHECK NO. OF WINDOWS IN GLASS ROOF TO REAR EXTENSION.	request with SW	
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

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-app

NEIGHBOURS

2x S/N + see map

(S/N - Northway & Amethyst Close)

Organisation_Name	Building_Name	address1	Postcode
		73NORTH WAYWOKINGHAM	RG413PQ
		75NORTH WAYWOKINGHAM	RG413PQ
		1AMETHYST CLOSEWOKINGHAM	RG413TT
		10AMETHYST CLOSEWOKINGHAM	RG413TT
		11AMETHYST CLOSEWOKINGHAM	RG413TT
		12AMETHYST CLOSEWOKINGHAM	RG413TT
		2AMETHYST CLOSEWOKINGHAM	RG413TT
		70NORTH WAYWOKINGHAM	RG413PQ

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6127

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6127
1, Amethyst Close, , Wokingham.
Proposed single storey side & rear extensions 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6127**
1, Amethyst Close, , Wokingham.
Proposed single storey side & rear extensions 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 Marinos

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

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6127

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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
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Trevor Watson
Development Control Manager

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_____

_____

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 D Morgan

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

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

Tel: (0118) 974 6463

Date: 28 March 2002

My ref: F/2002/6127

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

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 King

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

Received by Wokingham District Council

Application No: F/2002/6127

Proposal:
Proposed single storey side & rear extensions to dwelling.

Location:
1, Amethyst Close, , 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/2002/6127 to enable the library staff to locate the correct information.

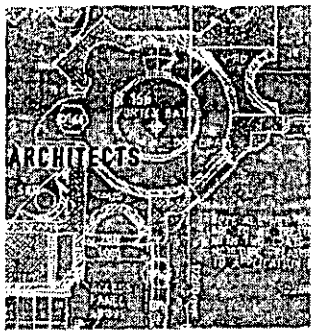
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. Written comments submitted will become available for public inspection.

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

28 March 2002

pda CHARTERED ARCHITECTS



13.MAR.02 0127

Ref: PDA/PD/ACW/1/PA/01

Date 28 February 2002.

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

Dear Sir/Madam,

PROPOSED EXTENSION & ALTERATION TO:
1 AMETHYST CLOSE, WOKINGHAM, BERKSHIRE. RG41 3TT.

On behalf of Mr. & Mrs N Hales, an application for planning consent is made in respect of the above.

The following documents are enclosed in support of the application:

1. 6No. copies of the completed Planning Application form.
2. 6No. copies of drawing No`s. ACW/1/P01, ACW/1/P02 (as existing), ACW/1/P03 and ACW/1/P04 (as proposed).
3. 6No. copies of the OS Site Location Plan at 1 : 1250 scale.
4. A cheque in the sum of £95.00 made payable to the Wokingham District Council.

Should you require any further information please contact the undersigned.

Yours sincerely,

PHILLIP DOUDNEY.
PDA Architects.

Enc.....

THE HAY LOFT . PANKHURST FARM . BAGSHOT ROAD
WEST END . WOKING . SURREY . GU24 9QR
TEL: 01276 855226
FAX: 01276 856202

Environmental Services

For office use only.
Application number: 13.MAR.2002 C127

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS N HALES
	Address and postcode	1 AMETHYST CLOSE, WOKINGHAM, BERKSHIRE, RG41 3TT.
	Phone number	
	Agent's Name	MR. P. DOUDNEY, PDA ARCHITECTS.
	Address and postcode	THE HAY LOFT, PANKHURST FARM, BAGSHOT ROAD, WEST END, SURREY. GU24 9QR.
	Phone number	01276 855226.
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.	1 AMETHYST CLOSE, WOKINGHAM, BERKSHIRE. RG41 3TT,
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE AND REAR EXTENSION.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	REFER TO DRAWINGS.
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

MASTER CARD FOR

ADDRESS AMETHYST CLOSE PARISH WOKINGHAM

PLOT No. AREA 8 - WOODSHILL ORD. SHEET No. SU. 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/2/69	S PHILLIPS	O/APP. RES. DEV.	5-6-69	N/A
O/41/69	CALGARY & EDMONTON	"	23-12-69	N/A
O/42/71	"	"		
O/16/72	P.M.SMITH	"		
O/77-9/72	FAIRVIEW ESTATES	"	2-1-73	N/A
O/24/73	CONSORTIUM OF LANDOWNERS	"	28-3-74	N/A
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN	20-2-75	N/A
01880	"	MAIN ACCESS ROAD	23-1-75	N/A
02884	"	PEDESTRIAN UNDERPASS	7-5-75	N/A
03587	"	RES. DEV.	27-11-75	N/A
06033	"	ACCESS TO SPINE ROAD	14-4-77	N/A
BR6939	"	LINK ROAD & SEWERS	22-8-77	APP.

DATE OF COMPLETION

MINISTRY DECISION O/24/73 - GRANTED ON APPEAL

SPECIAL ORDERS Off

DRAINAGE

091074

ADDRESS 1 AMETHYST CLOSE PARISH WOKINGHAM

PLOT No. 11A AREA 8 - WOODSHILL ORD. SHEET No. SU. 7868

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08124	WIMPEY	263 HOUSES & GARAGES	11-5-78	N/A
10047	"	"	15-3-79	N/A
14316	"	DETACHED HOUSE & GARAGE	23-10-80	N/A
BR 13685	"	"	12-5-81	APP.
BR 17265	"	"	17-8-81	APP.
F/2002/6127	Mr. + Mrs. N. Hales	S/St/S & R Seats		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

MASTER CARD FOR

ADDRESS AMETHYST CLOSE PARISH WOKINGHAM

PLOT No. AREA 8 - WOOSEHILL ORD. SHEET No. SU 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/2/69	S PHILLIPS	O/APP. RES. DEV.	5.6.69	N/A
0/41/69	CALGARY & EDMONTON	"	23.12.69	N/A
0/42/71	"	"		
0/16/72	P.M. SMITH	"		
0/77-9/72	FAIRVIEW ESTATES	"	2.1.73	N/A
* 0/24/73	CONSORTIUM OF LANDOWNERS	"	28.3.74	N/A
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN	20.2.75	N/A
01880	"	MAIN ACCESS ROAD	23.1.75	N/A
02884	"	PEDESTRIAN UNDERPASS	7.5.75	N/A
03587	"	RES. DEV.	27.11.75	N/A
06033	"	ACCESS TO SAINT ROAD	14.4.77	N/A
BR6939	"	LINK ROAD & SEWERS	22.8.77	APP.

DATE OF COMPLETION

MINISTRY DECISION 0/24/73 - GRANTED ON APPEAL -

SPECIAL ORDERS Of

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2002

Scale: 1 : 1250

N
W E
S