APPLICATION NO:
F/2001/3121

LOCATION:
34 Blagrove Drive, Wokingham.

APPLICANT:
Miss K Bentley

PROPOSAL:
Proposed single storey front extension to dwelling to form porch (retrospective).

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss K Bentley
34 Blagrove Drive
Wokingham
Berkshire
RG41 4BB

Application Number: F/2001/3121

Parish:	**WOKINGHAM**
Location:	**34, Blagrove Drive, Wokingham.**
Proposal:	**Proposed single storey front extension to dwelling to form porch (retrospective).**

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1/2 and STV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 08/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3121

Applicant : Miss K Bentley .

Location : 34, Blagrove Drive, , Wokingham.
Proposal : Proposed single storey front extension to dwelling to form porch (retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham TC: No Objection
Neighbours: No comments received.
E Agency: No Objection

Planning Issues : (identified settlement)

1) neighbours
2) streetscene

8/02/01

Application Number: F/2000/3121

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey front extension to 2 storey previously extended terrace house to form a porch, (retrospective planning application).

The proposed single storey extension will be located on the east elevation of the house. It will be 4.7 metres wide (the whole width of the front elevation of the house) and will project forward in an easterly direction by 1.5 metres. It will have a lean to tile pitched roof with an eaves height of 2.4 metres and ridge height of 3.1metres. A new front door and two new windows will be inserted on the east elevation, which will match existing.

No. 36, to the south, 2 storey terraced neighbour, it is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be minimal loss of light to the ground floor lounge window.

No. 32, to the north, 2 storey terraced neighbour, it is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be no loss of light to the ground floor lounge area.

2) Impact on street scene /visual impact.

To be constructed in brick with concrete roof tiles, which will match the existing house. Therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

NB. No. 103, opposite has a similar extension

Recommendation : Approval: [✓] **Refusal [ ]**

08/02/01

Application Number F/2001/3121
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C014	R014	External finishes to match
	N04		Planning Permission Only (NOT BR Approval).
	N06		With Curtilage

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WO52/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 8/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 34 Blagrove Drive Wokingham.

APPLICATION NUMBER: F/2001/3121

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Estate type development / ex council estate.
No 32, 2 storey terrace house fronting open plan front gardens - with on street parking, no garages.
No 36, ditto, front living room window adjacent to proposal, may be affected.

3. DESCRIPTION OF SITE/BUILDING 1960/1970 estate.
2 storey, terraced house in middle of block of 3, open plan frontage, enclosed rear gardens.
Reddish/pink brick, grey concrete tiled roof, with green/grey hung tiles at first floor level. White UPVC + wooden windows + doors + fascia boards, + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan / No 103, opposite has a similar sized ~~open~~ porch with an open end.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, on street, no garages.

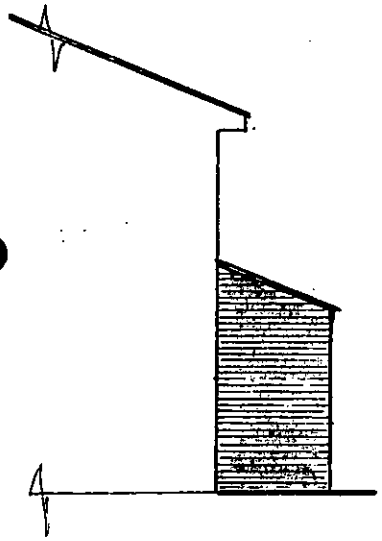
LEVELS — N/C

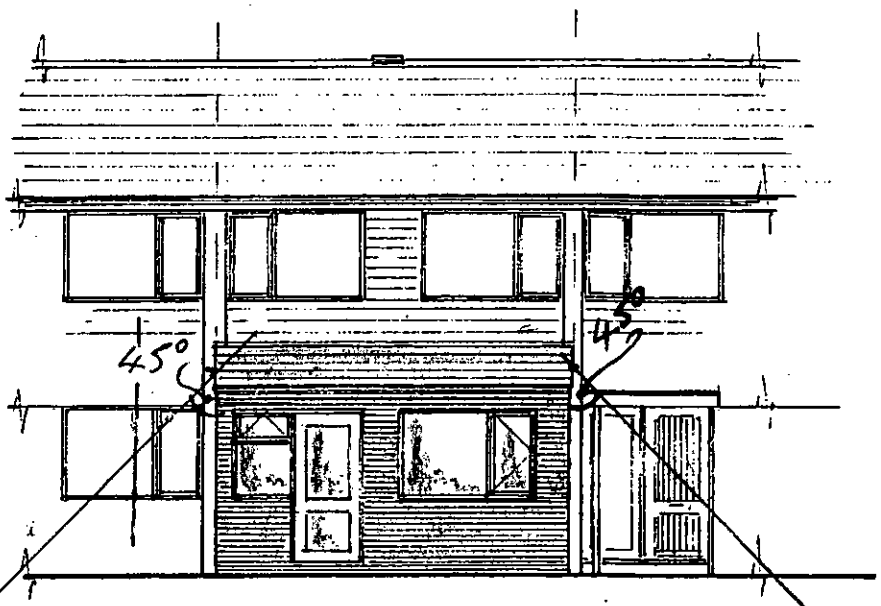
BOUNDARY TREATMENT — Open plan front gardens, no boundary treatment between neighbours.

OTHERS — Materials proposed, match existing,

NB. No 103, opposite has a similar sized porch, single storey, which is open one end, enclosed small porch. nearest to adjacent front living room window of No 105.

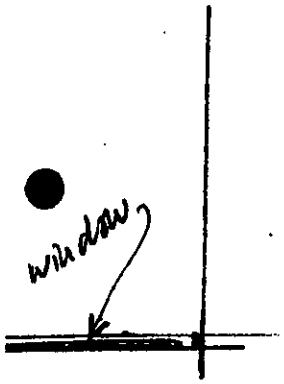
Site Notes

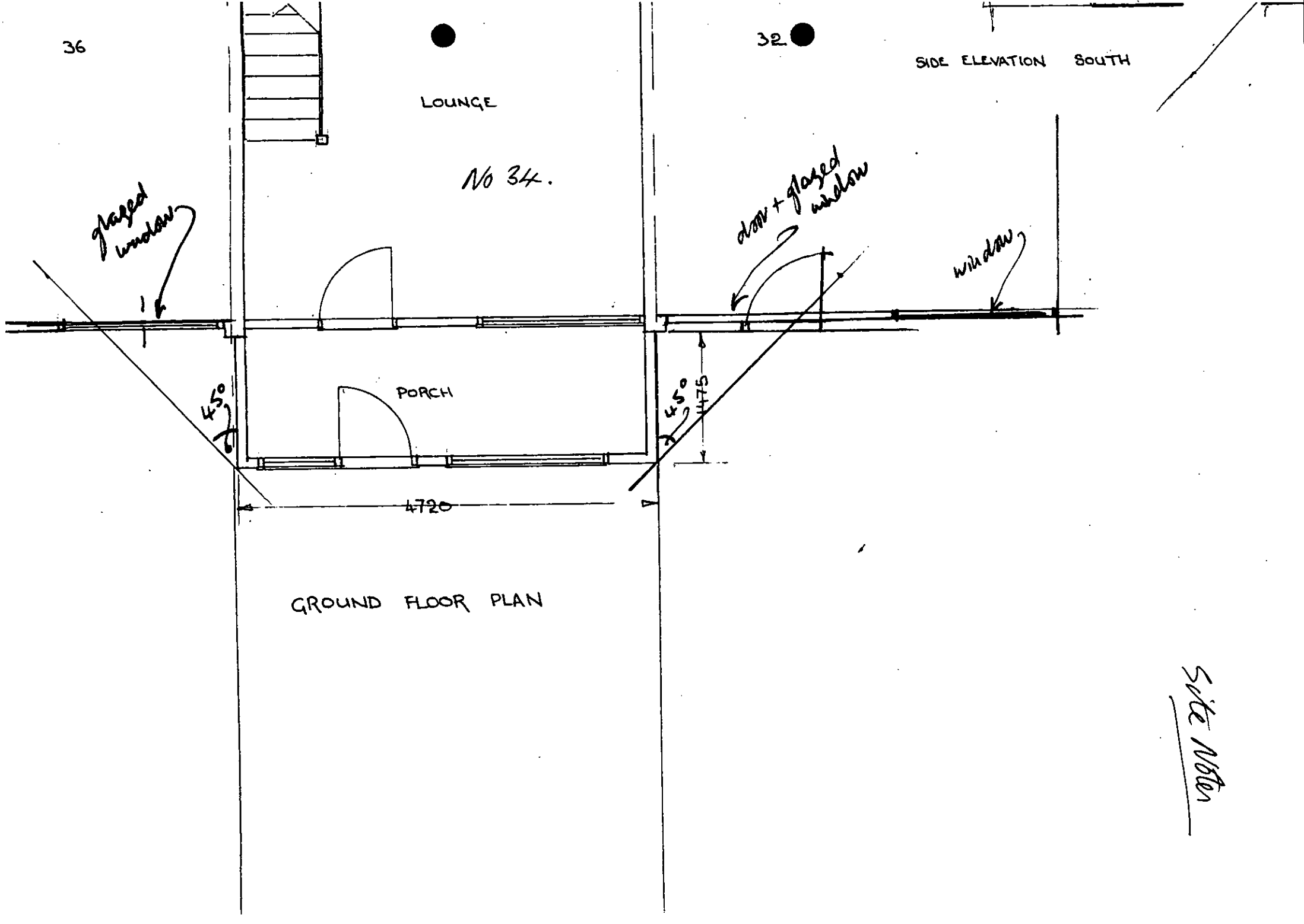




E ELEVATION SOUTH

FRONT ELEVATION EAST




36
LOUNGE
No 34.
32
SIDE ELEVATION SOUTH
glazed window
door + glazed window
window
PORCH
45°
45°
4750
4720
GROUND FLOOR PLAN
Site Note

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3121

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2001/3121
34, Blagrove Drive, , Wokingham.
Proposed single storey front extension to dwelling to form porch (retrospective).

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3121**
34, Blagrove Drive, , Wokingham.
Proposed single storey front extension to dwelling to form porch (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3121

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3121**
34, Blagrove Drive, , Wokingham.
Proposed single storey front extension to dwelling to form porch (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3121

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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Application Number: F/2001/3121
34, Blagrove Drive, , Wokingham.
Proposed single storey front extension to dwelling to form porch (retrospective).

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3121**
34, Blagrove Drive, , Wokingham.
Proposed single storey front extension to dwelling to form porch (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3121
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3121

Proposal:
Proposed single storey front extension to dwelling to form porch (retrospective).

Location:
34, Blagrove Drive, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 04 JAN 2001 ~~02 OCT 2000~~

Officer: AT | Application No. F/2001/3121

Map No. 82. Site 0.01.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F) Proposed Single Storey front extension to dwelling to form Porch. (RETROSPECTIVE)

Location: 34 Blagrove Drive

Parish: Wokingham Ward: Evendons ✓ 12/1

Applicant: Miss K. Bentley

Fee (H) Received 95.00 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	all elevation & floor Plans.	10.10. ✓	4/1/01
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 ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....●
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m landfill ✓ 12/1
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....●
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

No pre apps.

NEIGHBOURS:

S/N + 24, 32 + 36 + Blagrove Drive 12/1
103, 105, 107 + 109

Our ref: SP\2001\003041\001
Your ref: F/2001/3121

Date: 30th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39487
POL	TLS
DC	ENF
APP	
CS	HT
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

FRONT EXTENSION (RETROSPECTIVE) - 34 BLAGROVE DRIVE, WOKINGHAM

Thank you for your letter dated 12 January 2001 which was received on 15 January 2001. You are asked to quote the following reference in any correspondence: SU76NE/15/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 802 676	170 metres	Blue Pool
SU 802 678	230 metres	Molly Millars Lane

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Miss Kiera Bentley, 34 Blagrove Drive, Wokingham, RG41 4BB

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ART	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3121

Proposal: Proposed single storey front extension to dwelling to from porch (retrospective).

Site Address: 34 Blagrove Drive, Wokingham

Applicant: Miss K Bentley

Your observations are required in respect of this application **by 04/02/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

04.JAN.2001* 3121

P.I.Wratten
Environmental Services Department
Planning Services
PO Box 157
Shute End,
Wokingham.
Berkshire
RG40 1WR

34, Blagrove Drive,
Wokingham.
Berkshire
RG41 4BB
Tel: 0118 9890368

E Mail: kiera.bentley@gdba.org.uk
or kierabentley@hotmail.com

20.9.00

Dear Sir,

Please find enclosed planning application for porch extension at 34, Blagrove Drive as requested.

As you are aware building has been suspended prior to consent. Howard Able from Building Control informed me that Building Regulation approval would not be necessary, as the addition is ground floor only.

Please contact me if you require any further information.

Thank you in anticipation of your consideration and I apologise again for not following the correct procedure in the first place, due to being miss informed.

Yours Faithfully,

Kiera Bentley

Miss K.A.Bentley.

Plan Nos. 34 Blagrove Drive. Plot 72

Planning:	Building.	Date recd.	Brief description and remarks.	Date approved Planning:	Date approved Building.	Date work started.	Date work completed
	6279X						
0/51/03							
18/5/66	BR 12110		Laurence Weaver / Ros Dee Mr E. E. McLeall	31.3.66	18.10.79 CPR		

PD Enq - Miss Bentley - Porch with pitched roof - 15/05/00
PD Enq - Miss Bentley - Porch with pitched roof - 19/05/00

Environmental Services

For office use only.
Application number: 04.JAN.2001 * 3121

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	MISS LUERA BENTLEY 34, BLAGROVE DRIVE WOKINGHAM BERKSHIRE RG41 4BB 0118 9890368
2	Agent's Name Address and postcode Phone number	/
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS I above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY PORCH EXTENSION TO DWELLING (RETROSPECTIVE)
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.	GREY BRICK TO MATCH EXISTING BRICKS, GREY SLATE ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

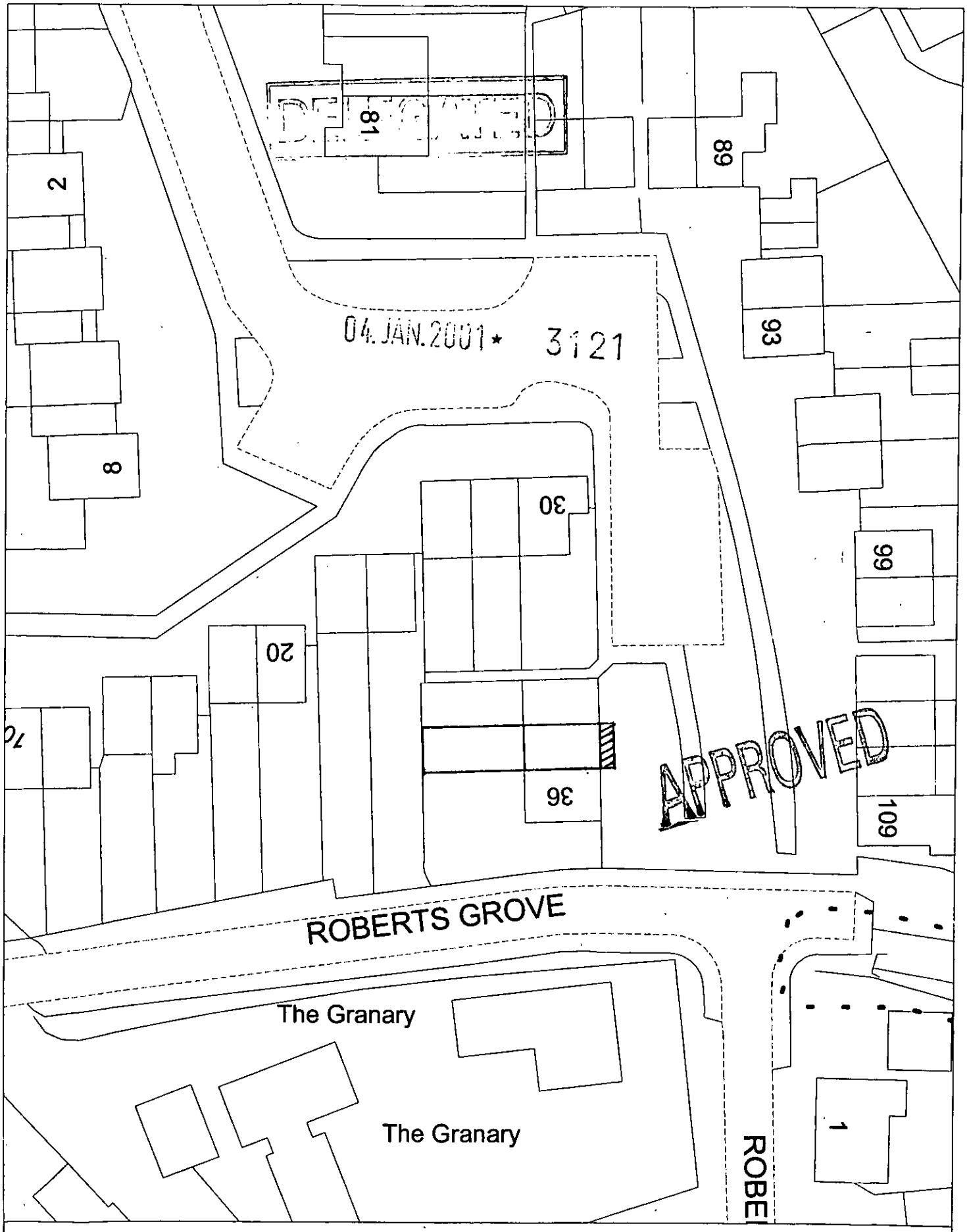
None of the land forms part of an agricultural holding.

Your signature: Vera Bradley

on behalf of

Date 1/9/00

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



Site Plan, Scale: 1 to 500

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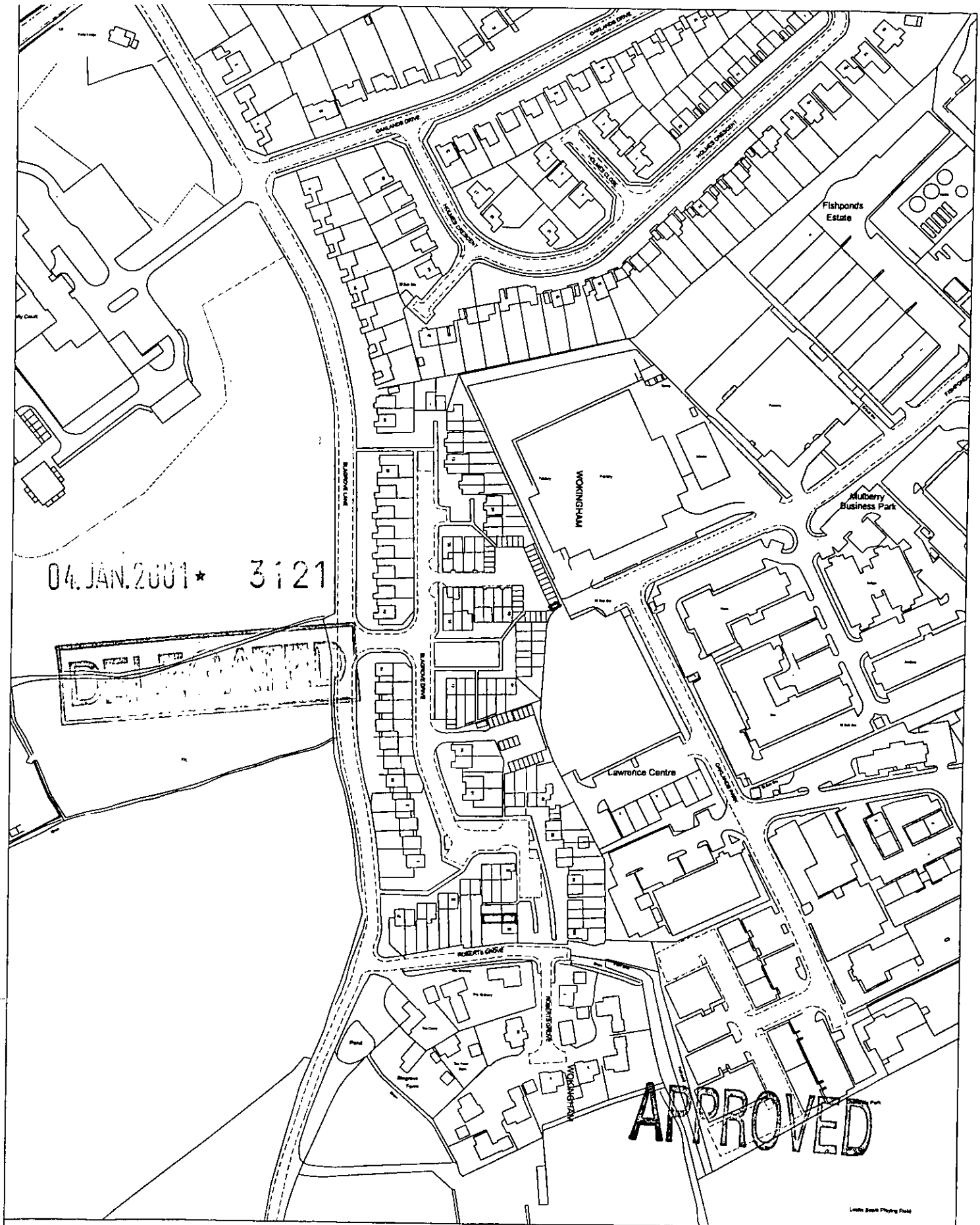
Date: 1 September 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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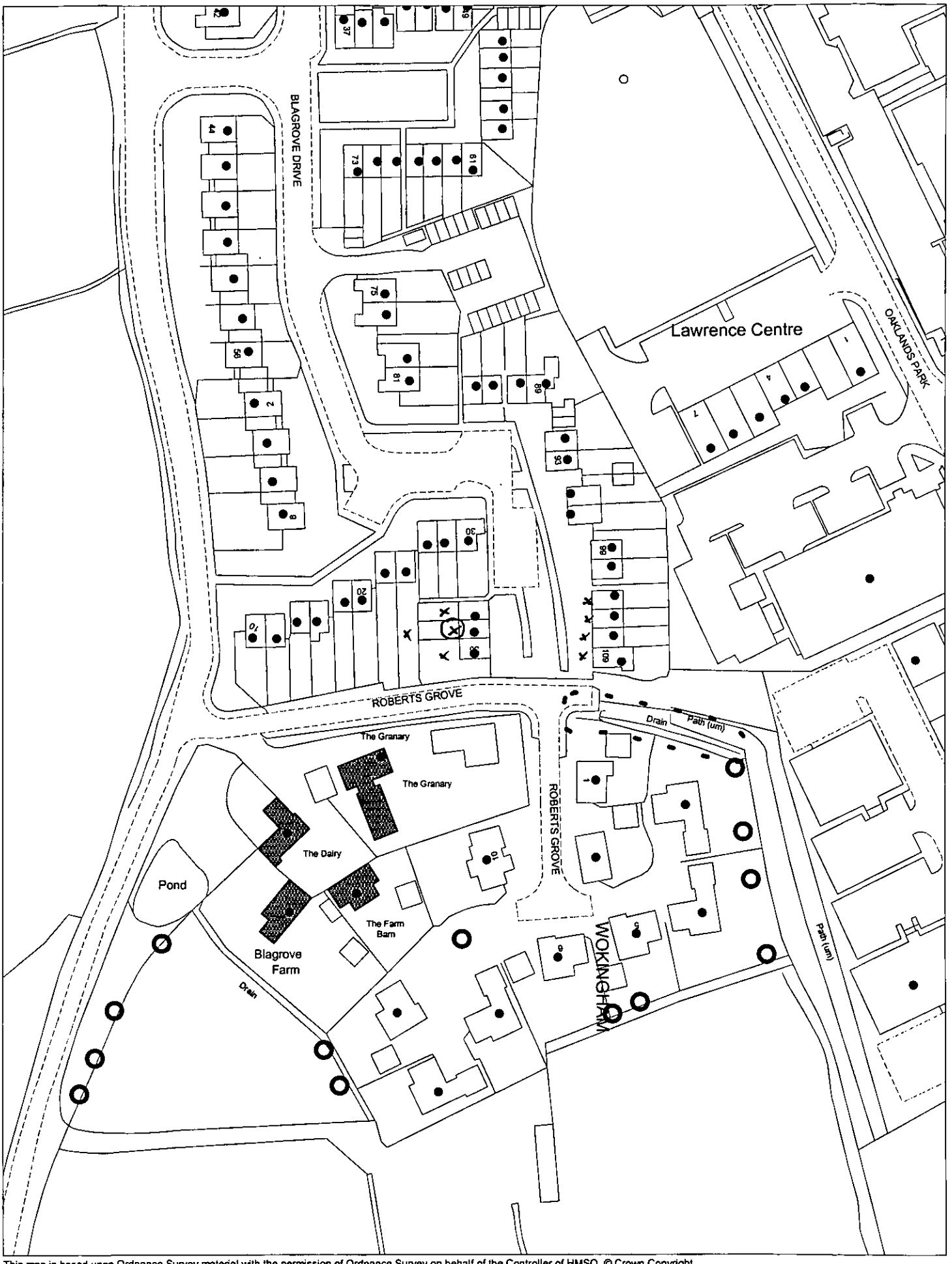
Date: 31 August 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

5 October 2000

Scale: 1 : 1250

N W E S