APPLICATION NO:
F/2001/3178

LOCATION:
41 Rances Lane, Wokingham.

APPLICANT:
Mr A Sheppard

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **12/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAJICA
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Sheppard
41, Rances Lane
Wokingham
Berkshire
RG402LG

Application Number: F/2001/3178

Parish: **WOKINGHAM**

Location: **41, Rances Lane, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 north-west elevation and the south-east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The en-suite window and the dressing room window in the north-west elevation and the bathroom window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

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

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1/2, STV1 and STV6.

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

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3178	AT
BUILDING CONTROL NUMBER	FP 2001/1061	Howard.
APPLICANT/~~AGENT~~	Mr A. Sheppard	
ADDRESS OF SITE	41. Rances Lane. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5/4/10	5/4/10
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/3/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3178

Applicant : Mr A Sheppard .

Location : 41, Rances Lane, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/02/01

Date Registered : 15/01/2001

Earliest Date for Decision : 12/02/2001

Latest Consultation Date/Site Notice Expiry Date : 12/02/2001

This application will have expired on: 12/03/2001. 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 Town Council : ~~No comments received.~~ → No Objection

Neighbours : No comments received .

[redacted]

Planning Issues : (identified settlement)

1) Neighbours

2) Street scene

[redacted]

Application Number: F/2000/3178
Appraisal:

1) Impact on neighbouring properties

The proposal is for a first floor extension to the rear of a 2-storey previously extended detached house to create additional living space at first floor level. It is also proposed that the existing brick walls at first floor level to the side and rear are to be rendered and painted, all to match the existing front elevation.

The proposed first floor extension will be located directly above the ground floor family room and utility room. It will have a hipped pitched roof with an eaves height of 5.1 metres, which will match the existing main roof with a ridge height of 7.7 metres.

There will be four new windows, two to be inserted in the rear elevation of the proposed extension and two to be inserted in the side elevation of the existing main part of the house at first floor level, but these will not cause any overlooking to neighbouring properties.

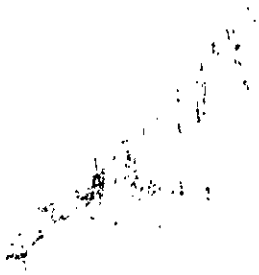
No.43, to the south, 2 storey, detached neighbour. Main windows at ground floor and at first floor face rear garden. Extended to the rear with a single storey extension, which is located a metre away from a 1.75 metre high boundary fence. There are no windows in the flank elevation. Therefore due to the orientation it is considered that the occupants of this property will not be overshadowed or will the proposal be overbearing.

Due to the distance away (over 28 metres) and boundary treatments the proposed first floor extension will not overlook neighbouring properties to the rear of the property, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Located on the corner of Rances Lane and Tattershall Close. Therefore the first floor extension will be visible from Tattershall Close, which runs along the northern boundary. However the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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



Application Number F/2001/3178
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	CO01	RO01	**Full Permission – 5 Years**
2.	CO12	RO12	**External Materials To Be Agreed**
3.	CO44	RO44	**No Windows To Be Inserted** **"first floor level or above" in the "north-west elevation" and the "south-east elevation" of the extension**
4.	CO45	RO45	**Obscure Glazing** **"en-suite window" and the "dressing room window" in the "north west elevation"** **and the** **"bathroom window" in the "north east elevation"** **please delete for all three windows: <u>It shall be fixed shut, and be permanently so retained thereafter</u>**

INFORMATIVES:

NO4 Planning Permission Only (Not BR Approval)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1/2, STV1, STV6.
BSP: EN1

N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 41 Rances Lane Wokingham.

APPLICATION NUMBER: F/2001/3178

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS 'Residential' 2 storey detached houses, mix of designs and styles (modern detached houses) older properties 1950's No. 43 extended to side and to the rear with a 2 storey + single storey extension no windows on flank elev.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house modernised / previously extended to rear. Redbrick cream coloured painted render at front. White UPVC doors + windows. Dark brown concrete / tile roofing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site / location plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front turning area / circle. garage + driveway

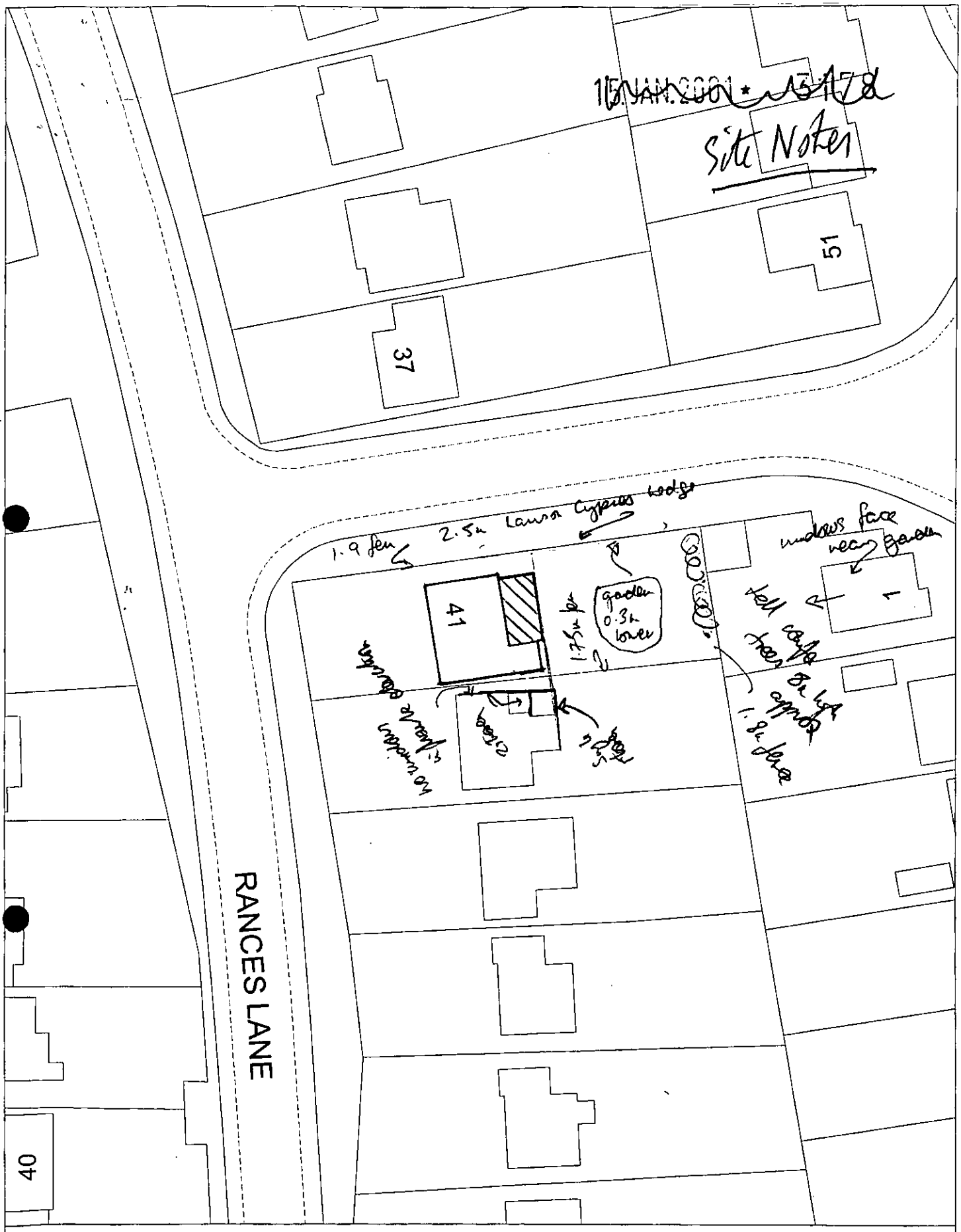
LEVELS — ~~Average~~ Garden is 0.3m lower than house.

BOUNDARY TREATMENT — Side boundary with Tattershall Close 1.8m fencing + 2.5m high conifer hedging / cawson approx (whole boundary)

— No. 43, 1.75m fencing

— Rear boundary tall conifer trees approx 8m high + 1.8m high fencing (Tattershall Close)

Nb No. 1, windows at grd floor + at first floor face rear garden.



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Date: 10 January 2001

N
W E
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Received by Wokingham District Council

Application No: F/2001/3178

Proposal:
Proposed first floor rear extension to dwelling.

Location:
41, Rances Lane, , 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 12/02/2001. 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

19 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3178
CASE OFFICER: Andrew Thorley

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

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

Tel: 0118 974 6441

Date: **19 January 2001**

My ref: F/2001/3178

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/2001/3178
41, Rances Lane, , Wokingham.
Proposed first floor rear extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3178**
41, Rances Lane, , Wokingham.
Proposed first floor rear extension to dwelling.
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: 0118 974 6441

Date: **19 January 2001**

My ref: F/2001/3178

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3178**
41, Rances Lane, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

15 JAN 2001 3178



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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2001

Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: AT	Application No. F 2001 3178

Map No. 76 Site 0.05

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 41 RANCES LANE

Parish: WOKINGHAM Ward: Wescott
19.1.01

Applicant: MR A SHEPPARD

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

Enforcement Section (6) 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	other side elevation	19.1.	5/02/01
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 : 19-01-01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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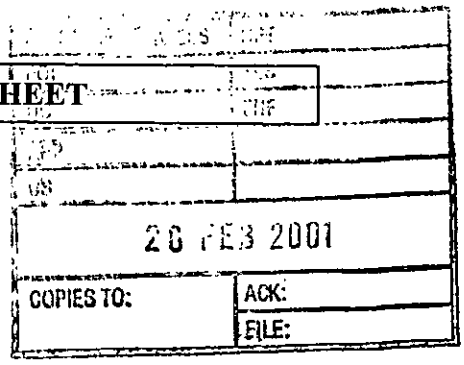
WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Andrew Thorley

Application Number: F/2001/3178

Proposal: Proposed first floor rear extension to dwelling.

Site Address: 41 Rances Lane, Wokingham

Applicant: Mr A Sheppard

Your observations are required in respect of this application **by 12/02/01**

No objections

SIGNED: RA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

Date: 06 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3178

Location: 41, Rances Lane, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr A Sheppard.

Case Officer: Andrew Thorley

The new plans show the following: Existing and proposed north elevation (side elevation).

Comments are required by 16/02/2001.

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

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3/78 (Planaps) / (Ludhouse) Date Rec. 05/02/01

Location: 41, Rances Lane

Parish Wokingham

Applicant: Mr A. Sheppard

Description of attached plans Existing and proposed north elevation (side elevation)

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as ~~original~~ previously notified

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 06.02.01

Yellow - Part One Copy
Green - Officer's Copy

Please submit plan showing other side elevation

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

6 x Copies of Side Elevation as Requested.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	AT
05 FEB 2001	
COPIES TO:	ACK:

ADDRESS 41 Frances Lane PARISH Wok E

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 613		Ered 10 hses & garages	8/10/53	UNC
TP 629		do - sup 613	10/12/53	C/A
BR23424	MR. G. PROCTOR	2/ST. EXTENSION	19.9.84	APP N/A
22312	"	"	18.10.84	N/A REL
22717	"	"	13.12.84	N/A C/A
38865		S/St - HT.	17.2.92	C/A
BRA 11177	MR. J. RANTON	2/St HT.	20.1.92	REL APP
97/66529/F	"	Detached Garage + new access	17.4.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

15.JAN.2001 * 3178

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	ANDREW SHEPPARD 41 RANGES LANE WOKINGHAM RG40 2LG 0118-9789475
2	Agent's Name Address and postcode Phone number	N/A.
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.	41 RANGES LANE WOKINGHAM RG40 2LG
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE/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.	BRICKS & RENDERING TO MATCH EXISTING ROOF TILES TO MATCH EXISTING WINDOWS 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: 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.	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.

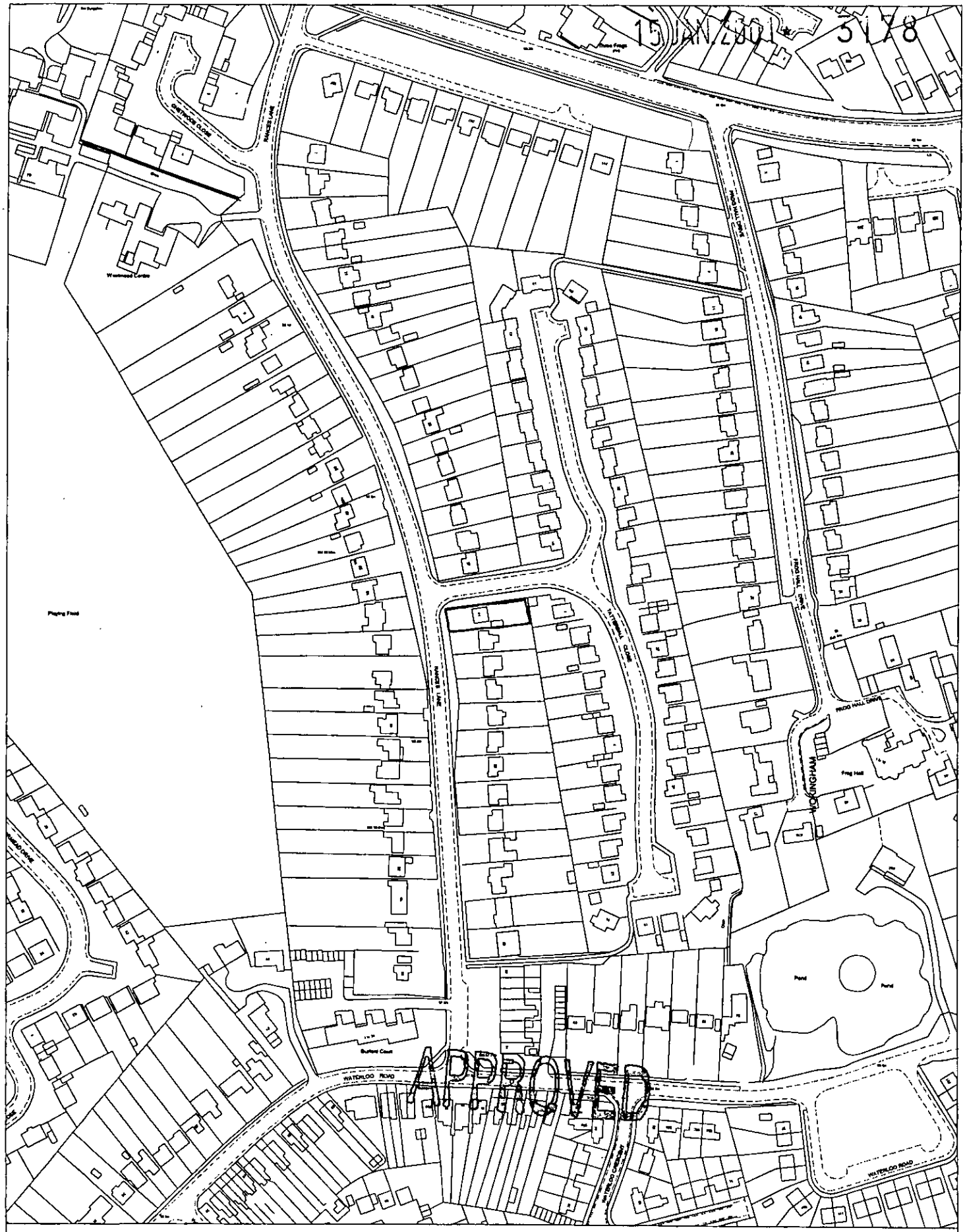
Your signature: A.G.J. Shepherd

on behalf of

Date 9.1.01

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

15 JAN 2001 3178



Site Plan, Scale: 1 to 2500

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Date: 10 January 2001

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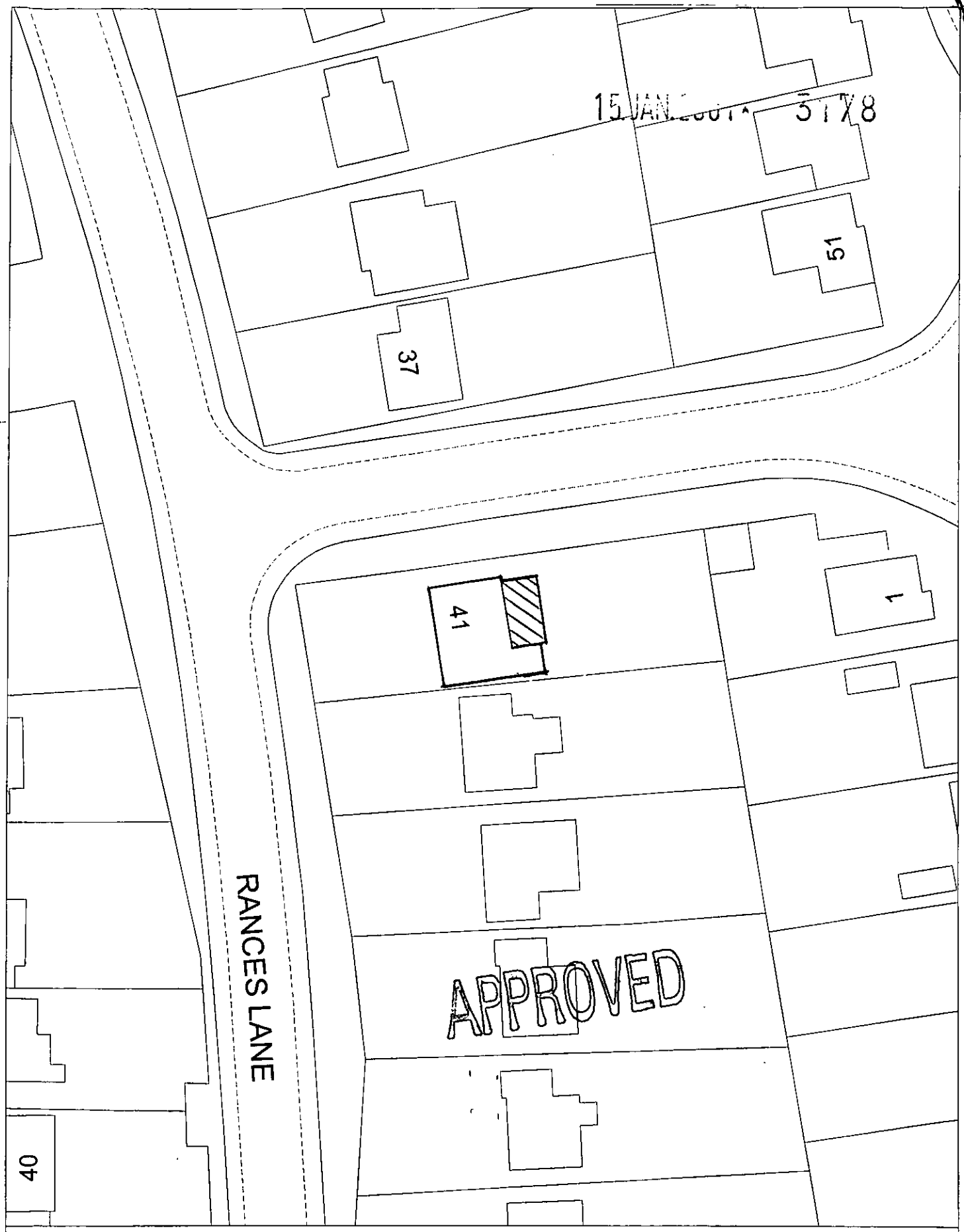

Site Plan, Scale: 1 to 500

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Date: 10 January 2001

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