APPLICATION NO:
F/2000/0374

LOCATION:
14 Bedfordshire Way Wokingham.

APPLICANT:
Mr & Mrs Robinson C/O A C Young And Son Builders

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **13/03/2000**

CASE OFFICER: **Bhavash Vashi**

E+C

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Robinson
C/O A C Young And Son Builders
96 Norreys Avenue
Wokingham
Berkshire
RG40 1UG

Application Number: F/2000/0374

Parish: **WOKINGHAM**

Location: **14, Bedfordshire Way, Wokingham.**

Proposal: **Proposed first floor side 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The bathroom window in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 17 March 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.

WORK SHEET FOR : ~~Bhavesh Vasbi~~ Emy Circuit

Application Number : F/2000/0374

Applicant : Mr & Mrs Robinson C/O A C Young And Son Builders.

Location : 14 Bedfordshire Way .
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		~~31~~ 2/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....31 Feb 2000.....

Date Registered : 17/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 13/03/2000

Consultation Responses :

Wokingham TC - "no objections"
Highways - conditions

Planning Issues :

Identified Settlement
Neighbours/Street Scene

Application Number: F/2000/0374
14 Bedfordshire Way, Wokingham

Appraisal: 14 Bedfordshire Way is located at the end of a cul-de-sac but the side boundary of the property adjoins the main collector road through Woosehill. There is an existing single-storey extension to the side of the property, adjacent to the detached, double garage. This is flush with the front of the property and set in by one metre at the rear. The proposal is to build a first-floor extension above this. The extension would have a pitched roof with a gable to the side and a ridge height 0.5 metres lower than the main roof.

From Bedfordshire Way the extension would be largely screened by the existing house and garage. It would not be prominent and although it would slightly increase the sense of enclosure this would be in character with the surroundings.

The extension would also have an impact on the Woosehill street scene. From the east the extension would not be particularly prominent - due to the curvature of the road it would be seen against a backdrop of other buildings and existing trees and shrubs to the east would partially screen it. From the west it would be more noticeable, as it would be set against long views of houses to the south of the road, which are at a lower level, but not to the extent that it would be obtrusive, particularly as the massing would be reduced by it being set in at the rear.

With regard to neighbouring properties, there would be a limited impact on the outlook from 4 Huntingdonshire Close but there is sufficient distance between the two properties (20 metres to the extension) to prevent this being significant. The existing garage separates 14 and the side of 16 Bedfordshire Close and would prevent unacceptable overlooking of the rear garden of the neighbouring property.

Recommendation: conditional approval

Application Number F/2000/0374
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC23	SR06	Parking and garaging.
04	SC20	SR24	Bathroom	east

RECORD OF SITE VISIT

SITE ADDRESS: 14 Bedfordshire Way Wokingham.

APPLICATION NUMBER: F/2000/0374

OFFICER: ~~Bhavash Vashi~~ Emy Grant

DATE OF SITE VISIT: 29:2:00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS residential - two-storey detached, quite high density in scattered type layout

3. DESCRIPTION OF SITE/BUILDING 2-storey detached, detached double garage with steeply pitched roof + gables to sides

4. RELATIONSHIP TO ADJOINING PROPERTIES

No16 - no side windows

No12 - Single-storey rear extension with pitched roof - overlooks garden slightly

4 Huntingdonshire Close - rear faces road

No 8 opposite - Devon Close - s/sr with c5m ridge + gable to side

5. SITE CONSTRAINTS

TREES -

ACCESS/PARKING - double garage + drive for 4 cars = max standard

LEVELS down from W to E.

BOUNDARY TREATMENT 1.8m fences + 2m wall/fence to collector road

OTHERS highly visible from spine road.

Received by Wokingham District Council

Application No: F/2000/0374

Proposal:

Proposed first floor side extension to dwelling.

Location:

14 Bedfordshire Way .

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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

Tel: (0118) 974 6480

Date: 6·3·00

My ref: F/2000/0374

CONFIDENTIAL

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
Minicom No: (0118) 974 6991
DX: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0374
14 Bedfordshire Way .
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact ~~Bhavash Vashi~~ Emy Circuit on **(0118) 974 ~~6480~~ 6479**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16·3·00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM Emy Circuit
Case officer: ~~**Bhavash Vashi**~~ Application Number: **F/2000/0374**
14 Bedfordshire Way Wokingham.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6480

Date: 6·3·00

My ref: F/2000/0374

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0374
14 Bedfordshire Way .
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

Emy Circuit 6479

If you have any questions please do not hesitate to contact ~~Bhavash Vashi~~ on **(0118) 974 ~~6480~~**.
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This form must be received no later than 16·3·00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM Emy Circuit

Case officer: ~~**Bhavash Vashi**~~ Application Number: **F/2000/0374**
14 Bedfordshire Way Wokingham.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6480

Date: 6·3·00

My ref: F/2000/0374

CONFIDENTIAL

Councillor C 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: 33505 – Wokingham

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Application Number: F/2000/0374
14 Bedfordshire Way .
Proposed first floor side extension to dwelling.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: ~~Bhavash Vashi~~ Emy Circuit Application Number: **F/2000/0374**
14 Bedfordshire Way Wokingham.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 JAN 2000
Officer: BV	Application No. F/2000/0374

Map No. 7SA Site 0:03

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

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

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

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

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

Location: 14 BEDFORDSHIRE WAY

Parish: WOKINGHAM Ward: Evendons
25.1.2000 AB

Applicant: MR/MRS ROBINSON

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

(8)

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 : 25/2/2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... 2x S/N (One in Bedfordshire Way, ...
..... one in ~~Woosehill~~ Spine Road) .....
.....
.....
.....
.....
.....
.....
.....

PLANNING SERVICES | HPT
TLS
07
COPIES TO: | ACK
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Bhavash Vashi

Application Number: F/2000/0374

Proposal: Proposed first floor side extension to dwelling

Site Address: 14 Bedfordshire Way, Wokingham

Applicant: Mr & Mrs Robinsonc/o Young & Son Builders

Your observations are required in respect of this application by **18/02/2000**

Objections:

No objections

SIGNED: [signature]

DATE: 3/2/2000

CLERK TO Wokingham Town Council

To:
Highways

From: Bhavash Vashi

Date: 25 January 2000

Application Number: F/2000/0374

Proposal: Proposed first floor side extension to dwelling..

Site Address:
14, Bedfordshire Way, .

Applicant:
Mr & Mrs Robinson C/O A C Young And Son Builders.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONS

SC23 - Parking - mixed Parking + garaging

SR06

4.2.00

ADDRESS 14 BEDFORDSHIRE WAY PARISH WOKINGHAM

PLOT No. 15 AREA 11c I WOOSEHILL ORD. SHEET No. SU. 7868 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17895	CONNOLLY CONSTR. CO.	DET. HOUSE & GARAGE	27.7.82	N/A C/A
BR 14506	"	"	10.12.82	APP N/A
40871	MR & MRS ROBINSON	S/ST - EXT.	20.4.93	C/A
HP/93/1348	"	"	28.4.93	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

By hand 14.1.00

Environmental Services

For office use only.
Application number:

17 JAN 2000* 03/4

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	MR & MRS ROBINSON
	Address and postcode	14 BEDFORDSHIRE WAY WOOSEHILL WOKINGHAM
	Phone number	
2	Agent's Name	A.C. YOUNG & SON BUILDERS
	Address and postcode	96 NORREYS AVENUE WOKINGHAM RG40 1UG
	Phone number	01189 780876
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.	14 BEDFORDSHIRE WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO SIDE.
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.	BUFF FACE BRICK TO MATCH BROWN CONCRETE TILES
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 ☑

Crystal Mark 3544
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.		
	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. J. Young.

on behalf of Mr & Mrs Robinson

Date 14/1/2000

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 May, 2000
My ref. BC/DC/2000/0374

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

Mr & Mrs Robinson
C/o A C Young & Son Builders
96 Norreys Avenue
Wokingham
Berkshire
RG40 1UG

Dear Sirs

PLANNING PERMISSION 2000/0374
SITE: 14 BEDFORDSHIRE WAY, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0374 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

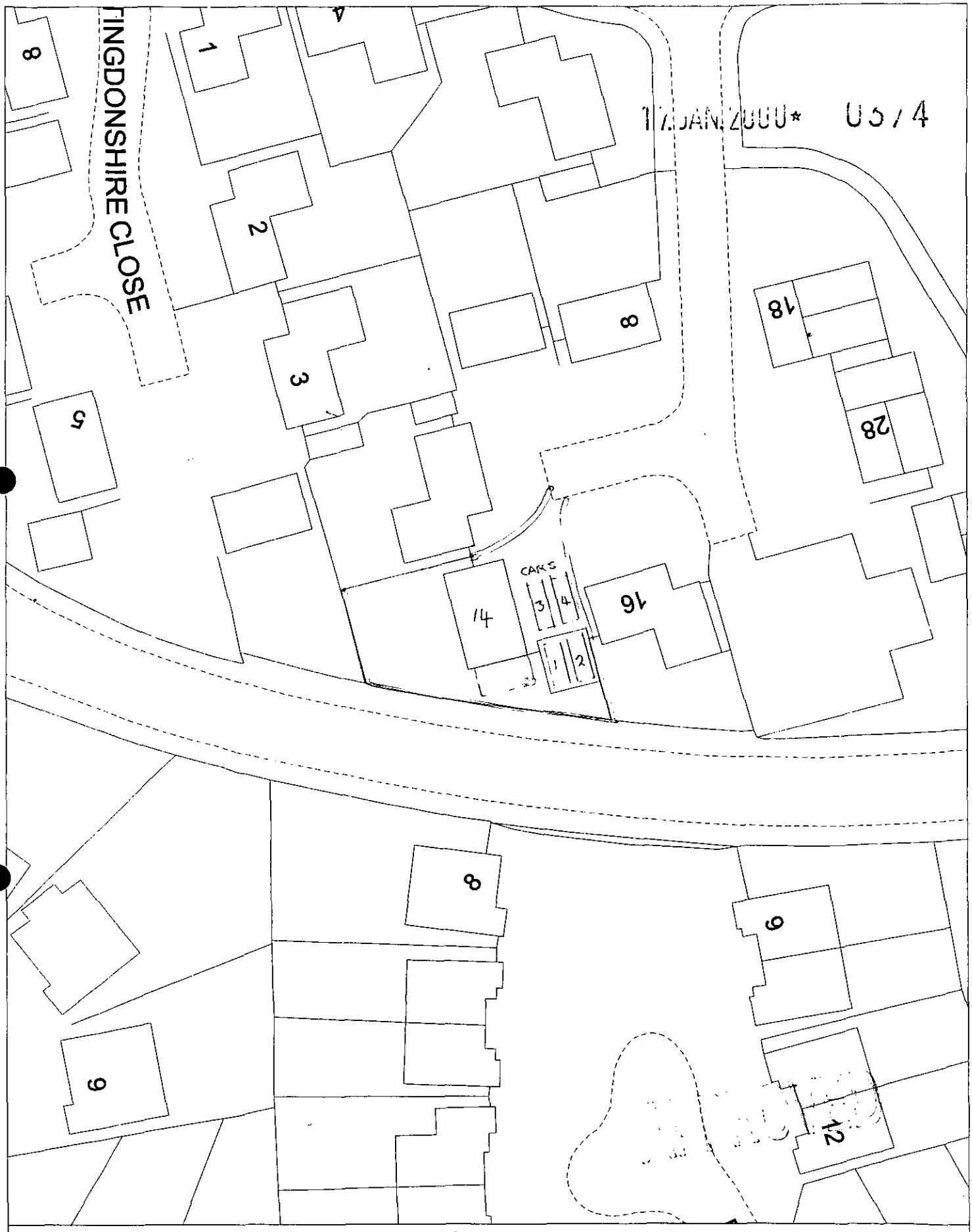
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0374 CJC
BUILDING CONTROL NUMBER	FP 2000/0588 Paul
APPLICANT/AGENT	A C Young + Son.
ADDRESS OF SITE	14. Bedfordshire Way Woosehill WOKINGHAM
DESCRIPTION OF PROPOSED WORK	first floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	recd 28/4/00	recd 17/1/00.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/5/00.	

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	



Site Plan, Scale: 1 to 500

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Date: 11 January 2000

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Site Plan, Scale: 1 to 2500

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Date: 11 January 2000

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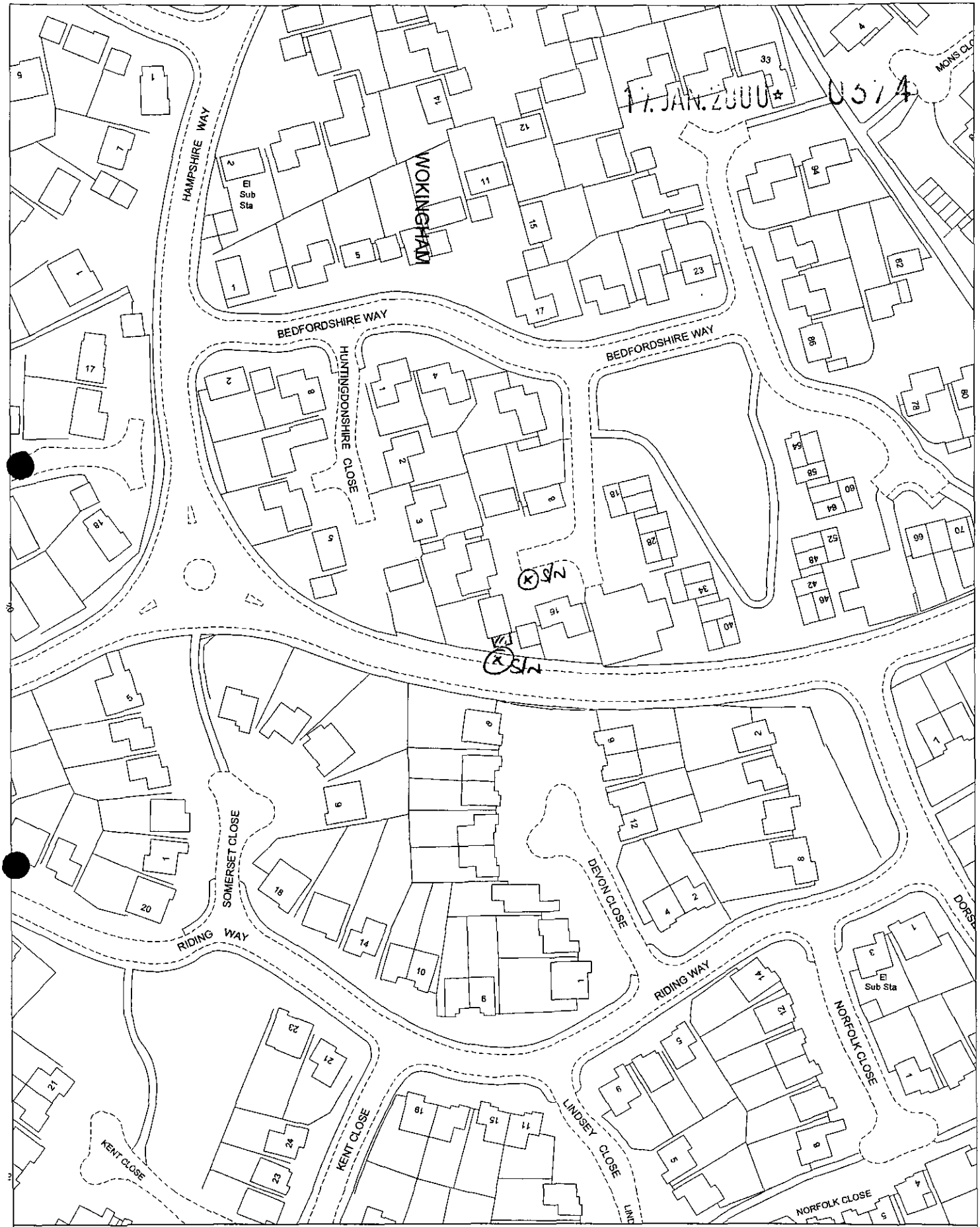

Site Plan, Scale: 1 to 1250

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Date: 19 January 2000

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