YSTEMS LTD

APPLICATION NO:
F/2000/1564

LOCATION:
5 Laud Way, Wokingham.

APPLICANT:
Mr Ayres C/O R Haylor

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ayres
C/O R Haylor
Mitre Farm
Bishops Lane
WARFIELD
Berkshire
RG42 6HY

Application Number: F/2000/1564

Parish: **WOKINGHAM**

Location: **5 Laud Way, Wokingham**

Proposal: **Proposed two storey 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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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 side elevations of the extension facing 7 Laud Way hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Condition
6. Before any part of the development hereby permitted is commenced the driveway shall be widened to a minimum of 4.8m wide. The access and crossing must be extended to accommodate this widening.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 10th August 2000 showing set back of first floor at front by 2m and does not approve the proposals as originally submitted.

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. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

4. 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 STV1, SBE1, SBE2, ST5
Deposit Draft Wokingham District Local Plan : Policies WOS3, WBE1, WT6

John Mitchell

John Mitchell
Development Control Manager
Date: 19/09/2000

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.

1564

35424

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 18 October 2000
My ref. SB/F/2000/1564
Your ref.

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Hammett

PLANNING APPLICATION F/2000/1564
5 LAUD WAY, WOKINGHAM
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Thank you for your letter dated 11 October 2000 regarding the above. John Mitchell, Development Control Manager will be responding to the matters you have raised shortly.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1564 ~~0619~~ NB. ~~BP~~
BUILDING CONTROL NUMBER.	FP 2000/0449 Howard.
~~APPLICANT~~/AGENT	R. Haylor
ADDRESS OF SITE	5, Land Way WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	first floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 11/4/00	rec'd 10/8/00.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None.	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	10/10/00.	

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	

34785

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 2 October 2000
My ref. JRM/SB/F/2000/1564
Your ref.

Mr & Mrs J R Hammett
7 Laud Way
WOKINGHAM
Berkshire
RG40 1SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Hammett

APPLICATION NO. F/2000/1564 - 5 LAUD WAY, WOKINGHAM
PROPOSED TWO STOREY SIDE EXTENSION

Thank you for your letter of 25 September in which you express disappointment at the outcome of the above planning application.

I am sorry that you are disappointed with the decision but I am afraid it is often the case in planning matters that parties will either be delighted or appalled at the decision.

Following your letter I have very carefully re-examined the application and the file. I quote from the case officer's report in assessing the effect on your property:-

> "Impact on neighbouring properties : In terms of overlooking/overbearing/overshadowing, it is not considered that the single storey rear extension would have any impact especially as No. 7 has an existing single storey rear flat roofed extension. With regards to the first floor extension it is considered that this would cause no overlooking. In terms of overshadowing to the first floor obscure glazed landing window (non-habitable room) at No. 7 the orientation of this window in relation to No. 5 means that No. 5 would partially block out some of the sun as the proposed extension sees no increase in height and no protrusion forward and rear of the existing building lines it is not considered that there would be any overshadowing issues. The first floor window at No. 7 would remain approximately 2.5 metres from the proposed side of No. 5. There would be a gap maintained and whilst there may be some overbearing effects this window is already obscure glazed and serves a landing which is not a habitable room to any effect and not enough to warrant a refusal."

Mr & Mrs J R Hammett

2 October 2000

I further quote from the officer's report with regard to your comments about the prejudicial effect that planning permission may have on an occupier of your property wishing to carry out a similar extension:-

> "With regard to No. 7's comments that an approval of a first floor extension at No. 5 would disadvantage any future possibilities of a similar extension, every case is considered on its own merits and provided that there are no adverse affects upon the neighbouring properties of the street scene there may be scope for some form of extension in the future."

Having looked at the scheme it is evident that an occupier of your property could construct an identical extension.

I note your concern about the use of the party wall and this is not a matter which can be taken into account in determining the planning application. Of course the grant of planning permission does not confer the right of your neighbour to build on your land and I am sure you will appreciate that when we consider a planning application we have to take the applicant's submission in good faith that the proposed development lies on his land. I am afraid that the matter of where the precise boundary lies and the Party Wall Act implications are matters between yourselves and the occupiers of the neighbouring property.

Once again I am sorry you are aggrieved at the decision and I hope that the contents of this letter will go some way towards explaining the Council's rationale. Please do not hesitate to contact me if you require any further information.

Yours sincerely

JOHN MITCHELL
Development Control Manager

PLANNING SERVICES
POL
DC JRM
APP
CS
34785
COPIES TO:
ACK:
FILE:

REPLY REQUIRED
13/10

25 September 2000

Your ref: F/2000/1564

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF

For the attention of John Mitchell
Development Control Manager

WITHOUT PREJUDICE

Dear Sir

Re: Application Number: F/2000/1564 (Natalie)
Location: 5 Laud Way Wokingham
Proposal: Proposed two storey side extension to dwelling

My wife and I were appalled to receive your letter of 21 September 2000 which is so short in content can only be described as curt.

We are the adjoining property owners most affected by any decision and in the circumstances with the full knowledge of our staunch objections, your conduct is nothing short of disgraceful.

Many issues will now require to be addressed and it is our intention to take the matter considerably further.

This application submitted is purely commercial; if you or your staff subscribe to the "Wokingham Times" you will no doubt be aware the property in question is for sale, and has been for some five weeks. The objective therefore is simply to increase the saleable value of the property at our own detriment.

Both sets of plans submitted (Applications 1 and 2) were incorrect which was pointed out to you in our previous correspondence, although you appear to have totally disregarded this issue.

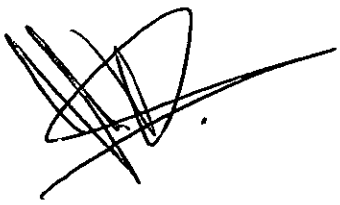
Many successful planning decisions result in financial gain and monetary advantage to individuals, and we will be closely looking into this issue on a broader content. When someone owns fifty per cent of a party wall, it is inconceivable how any 'professional' person can approve a plan for the applicant to encroach onto the adjacent owners' property in order to construct an extension of which the adjoining owners are vehemently opposed.

Clearly you are unaware of the planning guidelines relating to party wall situations.

Our solicitors have now been fully briefed on the situation and it is our intention to hold yourself as Development Control Manager and Wokingham District Council fully accountable for all action and decisions taken in this highly regrettable matter.

It remains our considered opinion that extensions between the linked garages on this type of property which are common within Wokingham District, should not be allowed.

Yours faithfully



J R Hammett ACIOB

cc: 1) Messrs Nash Vann Hooker, Solicitors
2) Rt Hon John Redwood, Conservative Member of Parliament for Wokingham

1564 Recvd 29/8/00

33606

25 August 2000

Your ref: Natalie Brown
F/2000/1564

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF

For the attention of Natalie Brown

Dear Madam

Re: Application Number: F/2000/1564
Site Address: 5 Laud Way Wokingham
Proposal: Proposed two storey side extension to dwelling
Revised/additional plans show: Revised plan showing set back of 2 metres at 1st floor level and plan showing parking area

We acknowledge receipt of your letter dated 18 August 2000 regarding the revised drawings submitted in connection with the above proposed development at 5 Laud Way, Wokingham. Once again the details are incorrectly shown as the boundary line between the two properties is in fact along the centre of the single skin wall which divides the two garages.

The drawings show the external wall of the proposed development being constructed off the **FULL** width of the party wall, thus encroaching onto our property. In reality this would not be possible as under **NO** circumstances would my wife and I consent to any form of construction or overhang protruding onto our property.

We totally object to the proposed development and the reasons for our objection set out in our letter of 7 June 2000 remain unchanged. Setting back the front main wall a distance of two metres affords no material changes to the type of development being proposed, and one which both my wife, myself and our solicitors perceive to be as a complete disadvantage to our own property and its ensuing potential future value.

Yours faithfully

J R Hammett ACIOB

cc: 1) John Mitchell, Development Control Manager ✓
2) Messrs Nash Vann Hooker, Solicitors

Application Number F/2000/1564
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full permission – 5 yrs
(2)	C014	R014	External materials to match.
(3)	C044	R044	NO windows to be inserted. INSERT: side elevations of the extension facing 7 Laud Way
(4)	C049	R049	Garages retained for parking.
(5)	C122	R122	parking + turning area before occupation (please delete turning space from condition)
(6)		R126	~~The Driveway shall~~ Before any part of the development hereby permitted is commenced the driveway shall be widened to a minimum of 4.8m wide. The access + crossing must be extended to accomodate this widening
	N02		(Revised plans) Insert: Plans – .... 10TH August 2000. Set back of 1st floor at front by 2m.
	N06		(within curtilage)
	N07		(ACCESS construction – Agency).
	N16		SCHLP: SN1, SBE1, SBE2, ST5 DD WDLP: WOS3, WBE1, WT6 BSP: EN1

19/9/00

RECORD OF SITE VISIT

SV from rear garden of N°7.

SITE ADDRESS: 5 Laud Way Wokingham.

APPLICATION NUMBER: F/2000/1564

OFFICER: Natalie Brown

DATE OF SITE VISIT: 19/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in stake above hedging.

2. DESCRIPTION OF SURROUNDINGS
Residential - detached - same design (terraced) have differing extns.

3. DESCRIPTION OF SITE/BUILDING
Link detached with integral side garage. Have an open mono-pitched roof structure at rear.
NAF

4. RELATIONSHIP TO ADJOINING PROPERTIES
Driveway access is shared with N° 7.
Garage of Nos 5+7 boundary is shared
Both Nos 5+7 have 1st floor side window (large) Ob. glazed (landing window).
N°7 has a single storey rear ext.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage & 3 cars on driveway.

LEVELS

BOUNDARY TREATMENT hedging at front.
1.8m fencing/shrubs with N° 7

OTHERS
N° 8 has a 2st. side ext above garage - hipped roof & set back from front

NB: objections from N°7.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1564

Applicant : Mr Ayres C/O R Haylor.

Location : 5, Laud Way, , Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/6

Date of Neighbour Notifications : .....

Date of Site Visit : 19/6 .....

Date Registered : 22/05/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

WOK TC: 26/6 - rec refusal (see file).
7/9 - Concerned that pitched roof (section A-A) has risen over previous section & is not reflected on elevational drawings.

250m landfill consult - Env Health: 16/6 - no objections.
25/8 - No objections

Highways: Request parking plan.
21/8 - C/A to P. plan revised plans subject to conditions

250m landfill consult - Env Agency: 3/7 - no objection
6/9 - comments as previous

Neighbours/SN: 7 Laud Way (12+13/06 - same letter) objections
29/8 - 7 Laud Way - objections.

Planning Issues : (I'd SH).

1) Impact upon neighbouring properties } WDLP: WOS3, WBE1
2) Impact upon the street scene. } SEALP: STV1, SBE1, SBE2

3) Impact upon highway safety WDLP: WT6
SEALP: ST5

(NB: There are no issues with Env Health + Env Agency with regard to the 250m landfill consultation.)

- Revised plan rec 18.08 } consult exp 29.08.00.
Parking plan rec 17.08. }

Application Number: F/2000/1564

Appraisal :

- Development : S.S rear extn & 1st floor side extn above garage
a) S.S rear extn :- forming a new kitchen area
b) 1st floor extn above garage.
Both the rear extn + 1st fl. extn would be along the boundary with 7 Laud Way - but a letter confirms (dated 16/6/2000) confirms that there would be no encroachment & an informative re/ encroachment has been recommded.
There would be no window in the side elev facing N° 7 - so no overlooking (condition recommended).
Revised plans were received on 10/8/2000 - setting back the 1st floor 2m from the front mirroring in style that at N° 8 (approved under 17748 in 1982 - copies of plans in file) & thereby reducing the bulk of the proposed 1st floor extn.

1) Impact upon neighbouring properties
In terms of overlooking/overbearing/overshadowing — it is not considered that the S.S rear extn would have any impacts especially as N° 7 has an existing S.S rear flat roofed extn.
With regards to the 1st floor extn - it is considered that this would cause no overlooking. In terms of overshadowing to the 1st floor obs glazed landing window (non-habitable room) at N° 7 - the orientation of this window in relation to N° 5 means that N° 5 would partially block out some of the sun - as the proposed extn sees no inc in height & no projection forward/rear of existing building lines - it is not considered that there would be any overshadowing issues.
The 1st floor window at N° 7 would remain ≈ 2.5m from the proposed side of N° 5, there would be a gap maintained & whilst there may be some overbearing effects - this window is already obscurely glazed & serves a landing - not a habitual room - so any effects are not enough to warrant a refusal.

2) Impact upon the streetscene.
In receiving revised plans showing a set back of 1st floor - ensures that the extn would be a sub-ordinate feature in relation to the house. A similar extn is already built at 8 Laud Way materials would match existing. The revisions have overcome the parish concerns of overmassing + bulk & being detrimental

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

to the streetscene
with regard to N° 7's comments than an approval of a 1st floor extn at No 5 would disadvantage any future possibilities of a similar extn. Every case is considered on its own merits & provided that there are no adverse effects upon neighbouring properties / st. scene - there may be scope for some form of extn in the future.

3) Impact upon highway safety.
~~No from 3 to 4 beds~~ There would be an inc in the N° bedrooms by one - provided that garaging + parking space remains & that the access/crossing are widened there would be no detrimental impacts

Applicationo	Name & Address
F/2000/1564	Mr & Mrs J R Hammett 7 Laud Way Wokingham Berkshire RG40 1SF

App. approved
Letter sent 21/09/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY [illegible]	Map No. 76. Site ...0.:03.
Officer: NB | Application No. F/2000/1564	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 5 LAND WAY

Parish: WOKINGHAM Ward: Norreys
5-6-2000

Applicant: MR AYRES

Fee Received 95-00 (9) 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	PARKING?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
(8)	Encroachment letter	Joining onto next door?		16/6
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 250m landfill
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

.....

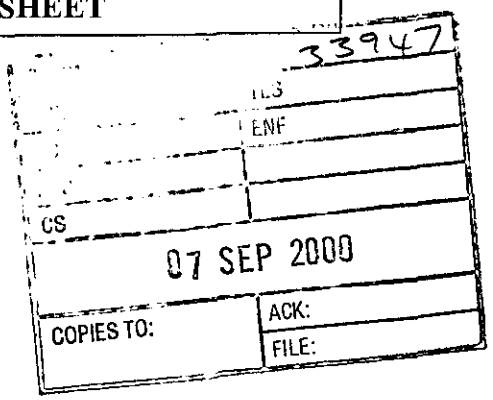
.....

NEIGHBOURS: S/N + 3, 4, 6, 7 + 8 land way

57 Binfield Rd

55 Charwood Rd

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/1564

Proposal: Proposed two storey side extension to dwelling

Site Address: 5 Laud Way, Wokingham

Applicant: Mr Ayres C/O R Haylor

Your observations are required in respect of this application by **28/08/2000**

Comment on new plans showing set back of 2 metres at 1st floor level and showing parking area:

A little concerned that the pitch of the roof (section A-A) has risen and is not reflected on the elevational drawings.

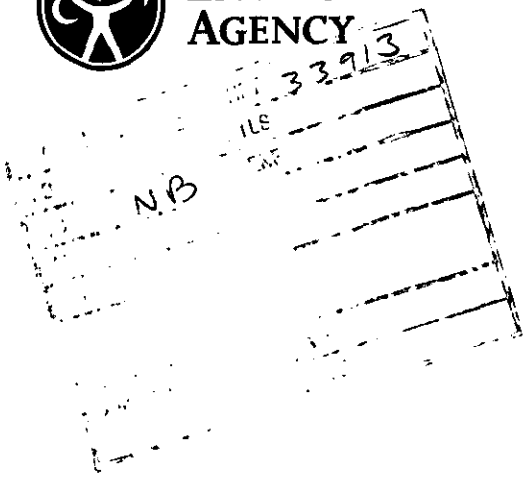
SIGNED: _____ **DATE:** 05/09//00

CLERK TO Wokingham Town Council

Our ref: SP\2000\002277\001
Your ref: F/2000/1564

Date: 4th September 2000

ENVIRONMENT AGENCY



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

For the attention of: Natalie Brown

Dear Sir/Madam

AMENDED PLANS FOR SIDE EXTENSION– 5 LAUD WAY, WOKINGHAM

Thank you for your letter dated 18 August 2000 which was received on 23 August 2000. You are asked to quote the following reference in any correspondence: SU86NW/18/4.

The Environment Agency has no further comment to add to that previously made in our letter of 30 June 2000.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

PLANNING SERVICES	HPT 33601
POL	TLS
DC NAB	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK: / FILE:

25 August 2000

Your ref: Natalie Brown
F/2000/1564

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF

For the attention of Natalie Brown

Dear Madam

Re: Application Number: F/2000/1564
Site Address: 5 Laud Way Wokingham
Proposal: Proposed two storey side extension to dwelling
Revised/additional plans show: Revised plan showing set back of 2 metres at 1st floor level and plan showing parking area

We acknowledge receipt of your letter dated 18 August 2000 regarding the revised drawings submitted in connection with the above proposed development at 5 Laud Way, Wokingham. Once again the details are incorrectly shown as the boundary line between the two properties is in fact along the centre of the single skin wall which divides the two garages.

The drawings show the external wall of the proposed development being constructed off the **FULL** width of the party wall, thus encroaching onto our property. In reality this would not be possible as under **NO** circumstances would my wife and I consent to any form of construction or overhang protruding onto our property.

We totally object to the proposed development and the reasons for our objection set out in our letter of 7 June 2000 remain unchanged. Setting back the front main wall a distance of two metres affords no material changes to the type of development being proposed, and one which both my wife, myself and our solicitors perceive to be as a complete disadvantage to our own property and its ensuing potential future value.

Yours faithfully

J R Hammett ACIOB

cc: 1) John Mitchell, Development Control Manager
2) Messrs Nash Vann Hooker, Solicitors

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
DEV
DC
APP
CS
25
COPIES TO:
ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 24/08/00

---

5 LAUD WAY, WOKINGHAM F/2000/1564

Having considered the above application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 28/8 Time 1.50

WHILE YOU WERE OUT

Name Margaret Hammett

Of

Phone No. 936 1327 Ext.

Phoned	✓	Please call back	✓ after 2.30
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2000/1564 - revised plans

Has received these today, comments need to be in on 28/8 (Bank Hol Monday) - thinks this doesn't really give her enough time. Can she have a bit longer to reply please?

28/8 3.00pm said she could have by Wednes 30th at the latest to get comments back.

Signed Jan

Date: 18 August 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1564

Location: 5, Laud Way, , Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: Mr Ayres C/O R Haylor.

Case Officer: Natalie Brown

The new plans show the following: Revised plan showing set back of 2 metres at 1st floor level and plan showing parking area.

Drawings no's none

Comments are required by 28/08/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

SC:23 (INSERT: Garaging & Parking) SR:06.

Driveway must be widened to a minimum of 4.8m wide.

Access and crossing must be extended to accommodate this.

SR:14.

ADAM COGGINS 21/08/00

Date: 18 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1564

Location: 5, Laud Way, , Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: Mr Ayres C/O R Haylor.

Case Officer: Natalie Brown

The new plans show the following: Revised plan showing set back of 2 metres at 1st floor level and plan showing parking area.

Drawings no's none

Comments are required by 28/08/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

1970

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

App No. f/2000/1564 (Planaps) / (Ludhouse)

Date Rec. PLANS: 10 Aug 2000 PARKING: 17 AUG 2000

Location: 5 Laud Way

Parish Wokingham.

Applicant: Mr Ayres.

Description of attached plans Revised plan show set back of 2 m at 1st floor level + plan showing parking area

Drawing No's: plans received 10 08.2000 + parking area plan rec 17 08.2000

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: Env Health (due to 250m) Env Agency (within consultation zone)

		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: 3, 4, 6, 7 + 8 Laud Way, 55 Charwood Rd, 57 Banfield Rd

Date for Responses 10 Days.

28.8.2000

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER N.H.B.

Consultations Sent by Admin. on T.B.

Yellow - Part One Copy
Green - Officer's Copy

By Hand
16/08/2

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Plumbing & Heating

Mitre Farm · Bishops Lane · Warfield · Bracknell · Berkshire · RG42 6HY
Telephone 01344 886015

VAT Reg. No. 209 4776 43

33202

NHBC

POL	
DC	
APP	
CS	NB
COPIES TO:	ACK:
	FILE:

RE - PARKING AREAS FOR 5, LAUD WAY
WOKINGHAM
BERKS

REVISED PLAN
F/2000/1564

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 July 2000
My ref: NB/F/2000/1564

PLANNING SERVICES 32845
DC NAB
APP
CS
13 AUG 2000
COPIES TO: ACK: FILE:

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr R. Haylor
Mitre Farm
Bishops Lane
Warfield
Berks
RG42 6HY

REVISED PLAN

F/2000/1564

Dear Mt Haylor,

APPLICATION: F/2000/1564
SITE: 5 LAUD WAY, WOKINGHAM

I am writing to you in connection with the above application.

There have been some objections to the application, therefore, I am asking if you could set the extension back 2 metres from the existing first floor front building line, and hip the roof in at the side.

I trust this advice is of use to you, however it is of an advisory nature only and should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Gno Copy

MRS [illegible]

Yours sincerely

NABrown

Natalie Brown
(Case Officer)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 05 June 2000

Application Number: F/2000/1564

Proposal: Proposed two storey side extension to dwelling

Parish: WOKINGHAM TOWN

Site Address:
5, Laud Way, , Wokingham.

Applicant:
Mr Ayres C/O R Haylor.

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).

Comment

Additional plan required to show parking / garaging for four vehicles within the curtilage of the property. [garage space to be 2.5m x 5.0m min (internal dimensions); driveway space to be 2.4m x 4.8m minimum.

10/8 - phoned up & requested parking plan - left message on answerphone NAB.

Signed: A. Linnell **Print name:** A. LINNELL

8/8 2pm.

Phoned & told Mr Taylor would be willing to leave as a gable end provide a 2m set back from 1st floor level
∴ would be in line with other properties ie No 8

MMB.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

1327

WOKINGHAM DISTRICT COUNCIL

To ~~Basia (in Natalie's absence)~~ Natalie

Date 1/8 Time 10.45

WHILE YOU WERE OUT

Name Mr Haylor

Of

Phone No. 01344 886 015 Ext.

Phoned	✓	Please call back	✓ on your return
Called to see you		Will call back	
Wants to see you		Urgent	

Re: F/2000/15564 — 5 Laud Way.

MESSAGE Natalie has asked for revised plans 'ind hipped roof at side. He says that this will lead to encroachment at boundary (eaves/soffit) because of limited space available, & would like to discuss with Natalie or you (as you have made a site visit) Thanks

Signed Jan — 2/8. left message on answerphone call returned!

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 July 2000
My ref: NB/F/2000/1564

Mr R. Haylor
Mitre Farm
Bishops Lane
Warfield
Berks
RG42 6HY

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 Mt Haylor,

APPLICATION: F/2000/1564
SITE: 5 LAUD WAY, WOKINGHAM

I am writing to you in connection with the above application.

There have been some objections to the application, therefore, I am asking if you could set the extension back 2 metres from the existing first floor front building line, and hip the roof in at the side.

I trust this advice is of use to you, however it is of an advisory nature only and should you wish to discuss any matter further please do not hesitate to contact me on the above number.

Yours sincerely

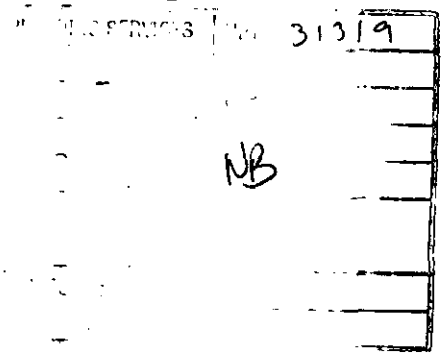
NB

Natalie Brown
(Case Officer)

Our ref: SP\2000\001858\001
Your ref: F/2000/1564

Date: 30th June 2000

ENVIRONMENT AGENCY



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

Attention: Natalie Brown

Dear Madam

PROPOSED SIDE EXTENSION AT 5 LAUD WAY, WOKINGHAM

Thank you for your letter dated 5 June 2000 which was received on 6 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/18/4. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 823 691	150m	Keephatch Farm	Inert

In view of distance involved, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. 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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. R. Haylor, 'Mitre Farm', Bishops Lane, Warfield, Berks RG42 6HY

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1564

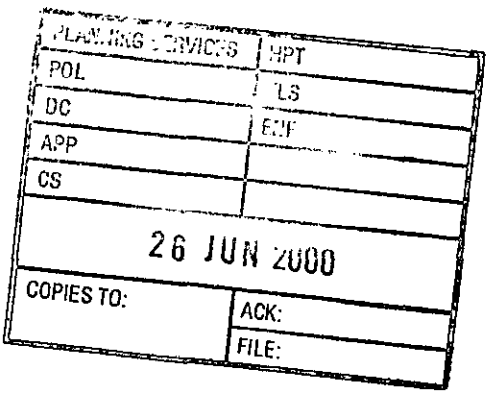
Proposal: Proposed two storey side extension to dwelling

Site Address: 5 Laud Way, Wokingham.

Applicant: Mr Ayres C/O R Haylor

Your observations are required in respect of this application by **29/06/2000**

Recommend refusal – on the grounds that by its size mass and bulk the first floor extension will be detrimental to the street scene.



SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

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Plumbing & Heating

Mitre Farm · Bishops Lane · Warfield · Bracknell · Berkshire · RG42 6HY
Telephone 01344 886015

VAT Reg. No. 209 4776 43

NHBC

...NING SERVICES	
POL	
DC	
APP	
CS	
16 JUN 2006	
COPIES TO:	ACK:
	FILE:

Dear Sir Madam

Re - The Proposed Extension to 5, Landway Wokingham BERKS

No Part of the New Extension Will Encroach onto the Adjoining Property, i.e 7 Land way Wokingham BERKS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/aky

To: Natalie Brown, Planning — Your Ref:

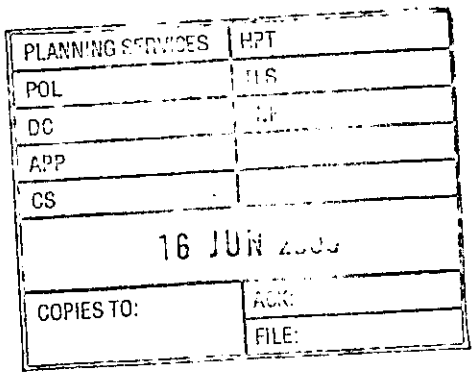
Date: 14 June, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING
5 LAUD WAY, WOKINGHAM – APPLICATION NO. F/2000/1564

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney



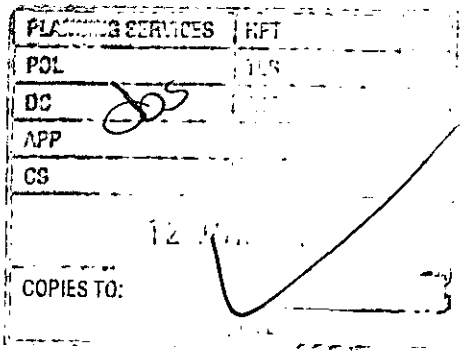
RECORDED DELIVERY

7 June 2000

Your ref: Natalie Brown
F/2000/1564

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF



For the attention of Natalie Brown

Dear Madam

Re: **Application Number:** F/2000/1564
Site Address: 5 Laud Way Wokingham
Proposal: Proposed two storey side extension to dwelling

Thank you for your letter dated 5 June 2000 in connection with the above planning application.

We are the owners of the adjoining dwelling and having visited your offices earlier today to inspect the plans for the proposed extension wish to inform you we are totally opposed to any extension to the side of the adjacent property.

We have previously indicated to the owners that we would have no objection to any extension to the rear of the property and were under the impression the plans submitted related to a development on the rear of the dwelling.

Our reasons for objecting to the application are as follows:-

1. By granting permission for either property to be extended in this manner, automatically means that the owners of the other property are immediately disadvantaged as they would be unable to have a similar development on their own dwelling at any time in the future, should they so desire. (Please see enclosed photograph No 1).

   Two opposing extensions (in the unlikely event of permission being granted) would effectively create a pair of semi-detached houses as we cannot see a situation where a narrow gap of say half brick width between the two outer flank walls would be allowed. For practical purposes a minimum clearance width of at least 600mm would be required to accommodate the gable details, thus rendering each of the respective room widths too narrow to be of any practical use.

Cont/

Development Control Manager
Wokingham District Council

Your ref: Natalie Brown
F/2000/1564

2. The original planning consent for this particular development was for three bedroom two-storey detached houses linked by a common flat roof over the respective garages. This is the basis on which we purchased our property and the manner in which we expect it to remain.

3. The drawings that have been submitted in support of the application do not show the correct existing constructional detail of the divisional wall between the garages, and tends to be particularly misleading. The wall is actually of single skin common brick construction supported on each side by four number brick piers, three of these being half brick wide with one central pier of one brick thickness. Consequently the actual boundary between the properties is on the **central line** of the single skin wall as **no** cavity exists.

4. We would be totally opposed to any construction being built off this central wall.

It is our intention to engage our solicitors in this matter as under no circumstances would we grant permission for any form of scaffold or constructional access to our property, nor for the opening up of our flat roof to facilitate the works.

The rear gardens on our side of Laud Way are north facing and of decreasing length the further one goes into the road. As a consequence any construction between the houses over the garages will block out any sun from our rear garden after mid afternoon and will detract from the quiet enjoyment of our garden. (Please refer to photograph No 2).

We will also be taking advice on compensation (in the event of the application being approved) in respect of loss of any potential future increase of profit of our own property, resultant of the adjoining development.

Yours faithfully

J R Hammett ACIOB

cc: John Mitchell
Development Control Manager

NB: As of today from 9th June, no Planning Application Notice has yet been displayed at the property, as required under the planning regulations.



No 7

No 5

PHOTOGRAPH NO 1



Photograph (2)

RECORDED DELIVERY

7 June 2000

Your ref: Natalie Brown
F/2000/1564

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 JUN 2000	
COPIES TO:	ACK ✓
	FILE:

Mr & Mrs J R Hammett
7 Laud Way
Wokingham
Berkshire
RG40 1SF

For the attention of Natalie Brown

Dear Madam

Re: **Application Number:** F/2000/1564
Site Address: 5 Laud Way Wokingham
Proposal: Proposed two storey side extension to dwelling

Thank you for your letter dated 5 June 2000 in connection with the above planning application.

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   Two opposing extensions (in the unlikely event of permission being granted) would effectively create a pair of semi-detached houses as we cannot see a situation where a narrow gap of say half brick width between the two outer flank walls would be allowed. For practical purposes a minimum clearance width of at least 600mm would be required to accommodate the gable details, thus rendering each of the respective room widths too narrow to be of any practical use.

Cont/

Development Control Manager
Wokingham District Council

Your ref: Natalie Brown
F/2000/1564

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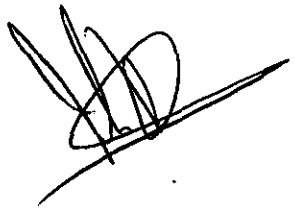
Yours faithfully



J R Hammett ACIOB

cc: John Mitchell
Development Control Manager

NB: As of today from 9th June, no Planning Application Notice has yet been displayed at the property, as required under the planning regulations.



No 7

No 5

PHOTOGRAPH NO 1



PHOTOGRAPH NO 2

Received by Wokingham District Council

Application No: F/2000/1564

Proposal:
Proposed two storey side extension to dwelling

Location:
5, Laud Way, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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

05 June 2000

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

Tel: (0118) 974 6492

Date: **05 June 2000**

My ref: F/2000/1564

CONFIDENTIAL

Councillor 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/2000/1564
5, Laud Way, , Wokingham.
Proposed two storey side 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1564**
5, Laud Way, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6492

Date: **05 June 2000**

My ref: F/2000/1564

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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5, Laud Way, , Wokingham.
Proposed two storey side extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1564**
5, Laud Way, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **05 June 2000**

My ref: F/2000/1564

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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5, Laud Way, , Wokingham.
Proposed two storey side extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1564**
5, Laud Way, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

1863

TOWN AND COUNTRY PLANNING ACT 1990 **SITE NOTICE**

Enclosed you will find one or more fluorescent notices which are to be displayed on the land or buildings to which your planning application relates.

PLEASE DISPLAY THE NOTICE(S) WHERE THEY CAN BE EASILY SEEN BY THE PUBLIC AND ENSURE THAT THEY REMAIN

PLEASE CONTACT THE PLANNING DEPARTMENT IMMEDIATELY IF THE NOTICE(S) ARE DEFACED OR REMOVED BEFORE THE END OF THE APPOINTED PERIOD, AND A REPLACEMENT WILL BE SENT. (TELEPHONE: WOKINGHAM (0118) 974 6429.

When the Planning Officer for your area vists your application site he/she will check that the notice(s) are properly displayed and **CLEARLY READABLE TO MEMBERS OF THE PUBLIC USING ROADS AND FOOTPATHS. PLEASE ENSURE THAT YOUR NOTICE IS AS CLOSE TO THE ROAD AS IS POSSIBLE.** If he/she is not satisfied, it will be necessary for him/her to write individually to your neighbours and to others who may be interested in your application.

THIS COULD MEAN THAT YOU WOULD HAVE TO WAIT A LOT LONGER FOR THE DECISION ON YOUR APPLICATION.

As soon as you have displayed the notice(s) please complete and return the pre-paid postcard.

If you are acting as agent, it is Council practice to address correspondence accordingly. I trust that you will assist your client by arranging for the notice(s) to be posted on the application site without delay.

Environmental Services

For office use only.
Application number: 22.MAY2008* 1564

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. AYRES
	Address and postcode	5 LAUD WAY WOKINGHAM BERKS
	Phone number	
2	Agent's Name	R. HAYLOR
	Address and postcode	MITRE FARM BISHOPS LANE WARFIELD BERKS RG 42 6HY
	Phone number	01344 - 886015
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.	5 Laud Way
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR KITCHEN EXTENSION 1ST FLOOR BEDROOM
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.	RED BRICK TO MATCH THE EXT ROOF TILES TO MATCH THE EXT
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: 4	Proposed: 6
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: [signature]

on behalf of MR AYRES

Date 18 - 5 - 00

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

ADDRESS 5 LAUD WAY PARISH WOK

PLOT No. 379 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/56/60	Beryl	Res Dev	13/10/60	REF
0/47/67	Taylor Woodrow	Res Dev	29/12/67	REF
8/23/69	c/o	Dwelling	10/9/69	C/A
20254	MR. R. ROBINSON	[illegible] ROBINSON	16.3.85	APP. N/A
F/2000/0619				

DATE OF COMPLETION

MINISTRY DECISION Appeal granted 13/1/69 (0/47/67)

SPECIAL ORDERS

DRAINAGE

091074

22.MAY2000 1504

Application 17748 continued

3. The bedroom window in the side elevation of the proposed development shall be omitted and replaced by the approved facing brickwork.
REASON To help prevent the overlooking of and loss of privacy to the occupiers of adjacent property. (33)

4. This permission is in respect of the application as amended by the applicant's letter dated 5th June 1982.

REASON For the sake of clarity and to ensure a more satisfactory development of the site.

.....
District Secretary

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

BRT/CPW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr J A Southern
46 Carey Road
Wokingham
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No. 17746

Proposal First floor extension over garage to provide 4th bedroom at 6 Laud Way, Wokingham

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling, to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON To ensure that the materials are in keeping with those existing. (c)

/...

Date 30 JUL 1982

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

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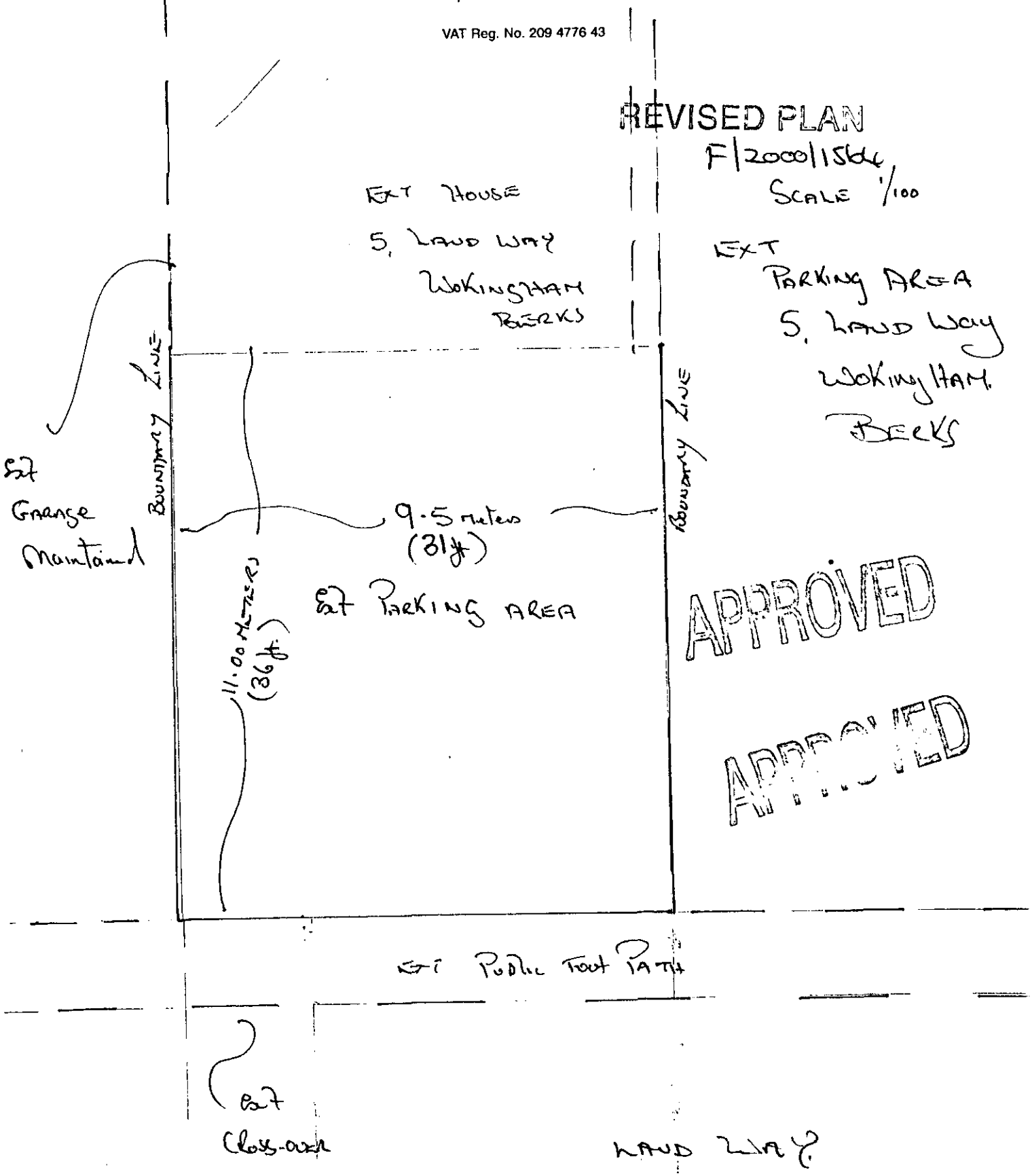

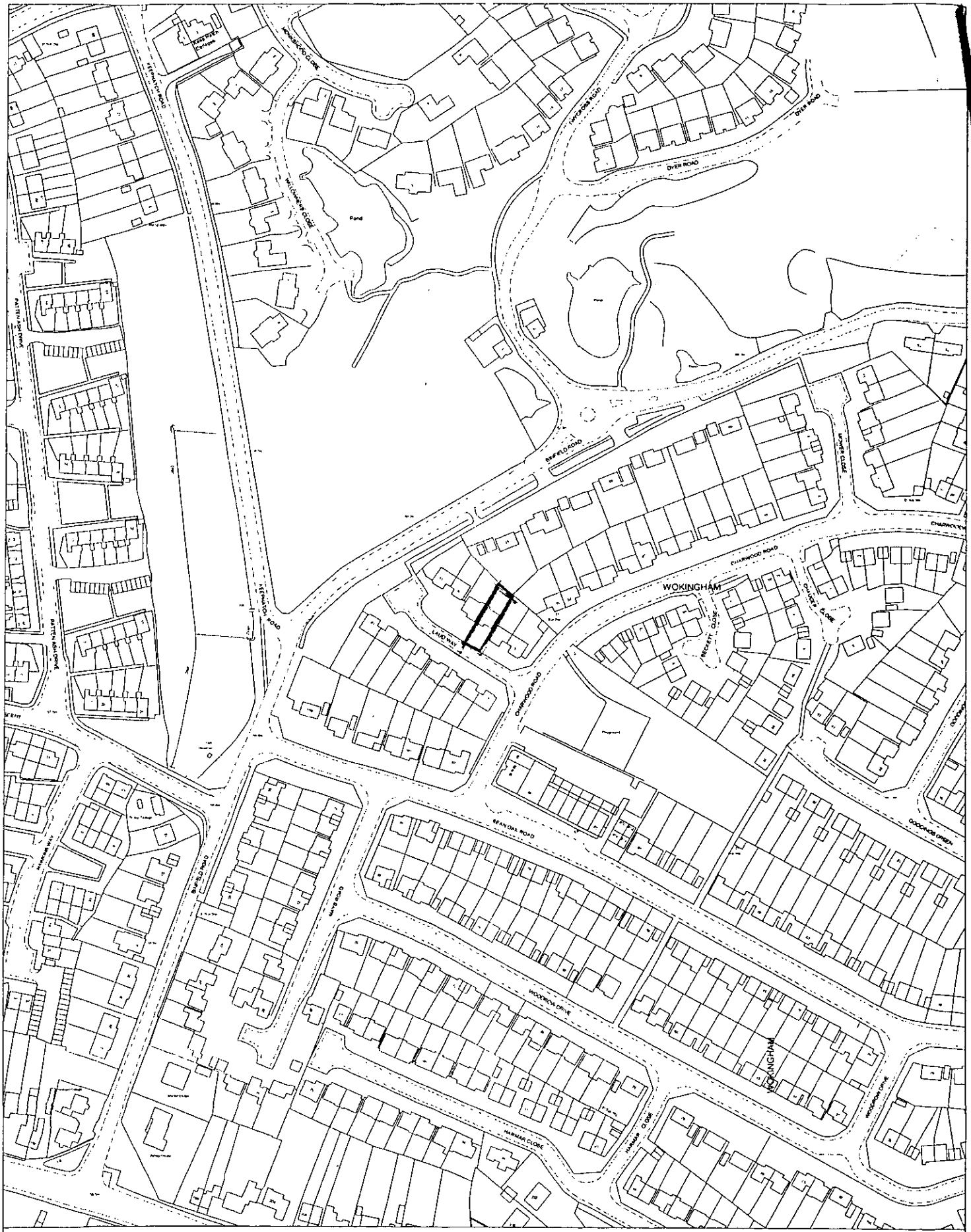

Site Plan, Scale: 1 to 2500

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Date: 18 February 2000

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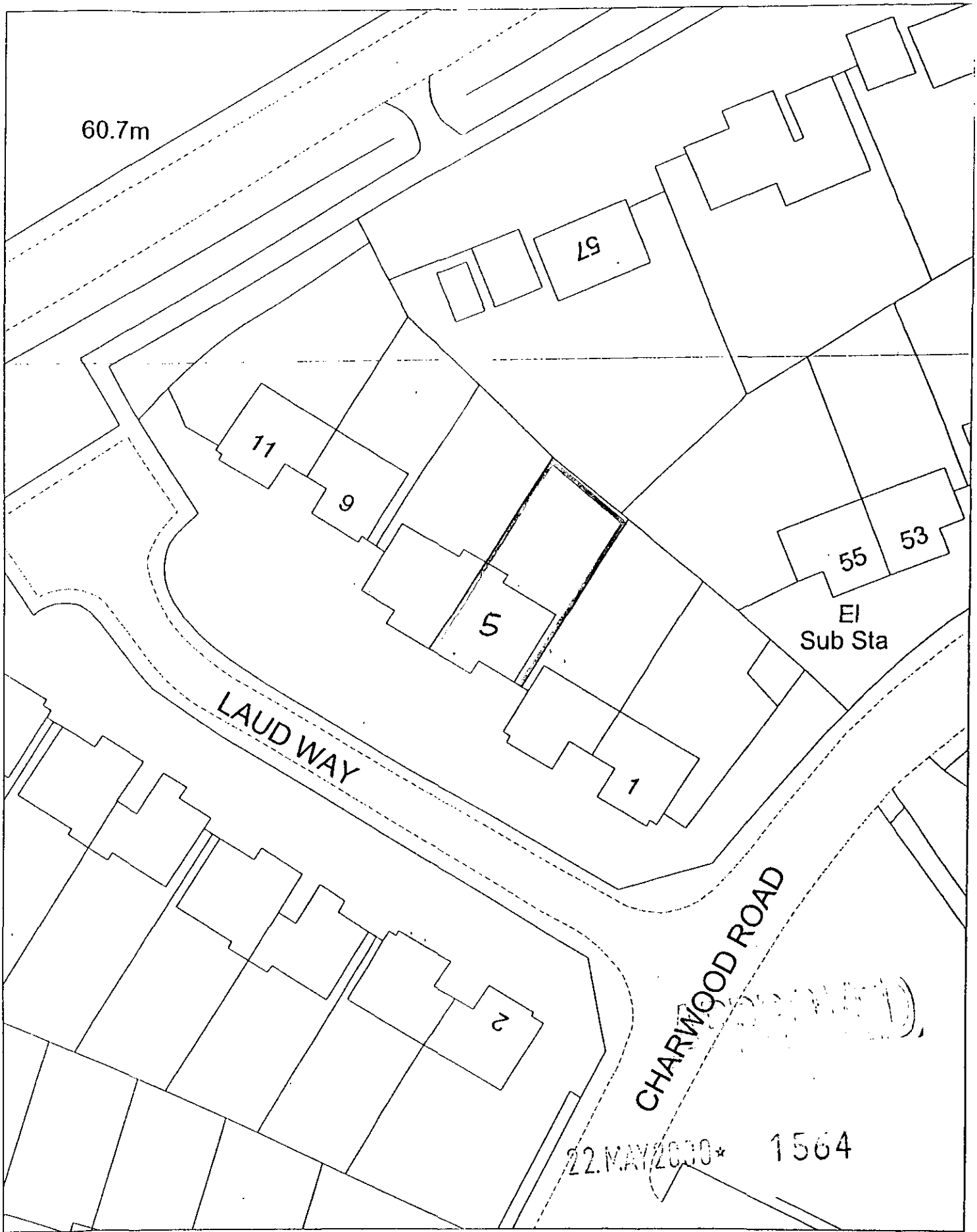

Site Plan, Scale: 1 to 500

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