[redacted]

APPLICATION NO:
**F/2000/1575**

LOCATION:
**8 The Rise, Wokingham.**

APPLICANT:
**Mr R Jones**

PROPOSAL:
**Proposed first floor side extension to dwelling.**

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Natalie Brown**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr R Jones**
**8 The Rise**
**Emmbrook**
**Wokingham**
**Berkshire**
**RG41 ILY**

**Application Number: F/2000/1575**

**Parish:** **WOKINGHAM**

**Location:** **8, The Rise, 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 10 The Rise.

**Condition**
4. 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.

**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. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 19/07/2000

**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.**

Enclosed

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1575 | NB |
| BUILDING CONTROL NUMBER | BN 2000/1026 | Howard |
| APPLICANT/~~AGENT~~ | Mr R.W. Jones | |
| ADDRESS OF SITE | 8 The Rise WOKINGHAM | |
| DESCRIPTION OF PROPOSED WORK | first floor side ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | rec'd 10/11/00. | rec'd 24/5/00 |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 19/7/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 17/11/00 | |

| 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 | |

**Application No** **Received** **Wokingham**
**F/2000/1575** **24/05/00**

**Applicant:** **Mr R. Jones**
**Location :** **8 The Rise, Wokingham**
**Proposal :** **First floor side extension**

1. **Planning History** –
The site is located within the identified settlement of Wokingham. There was a utility room built under planning consent 08276 approved on 8 August 1978, which joined the detached garage onto the house.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** -
The proposal is for a first floor side extension above the existing garage, kitchen and shower room forming bedrooms.

3. **Consultations** -
   - ***Wokingham Town Council*** – No objection
   - ***Highways*** – Conditions and informative
   - ***Neighbours*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
   South East Area Local Plan policies SBE1 and SBE2
   Wokingham District Local Plan policies WOS3 and WBE1
   B. Impact upon the street scene
   South East Area Local Plan policies SBE1 and SBE2
   Wokingham District Local Plan policies WOS3 and WBE1
   C. Impact upon highway safety

A. Impact upon neighbouring properties
The proposed development is for a first floor extension above the existing garage, shower room and kitchen. The garage extends about 3.35m from the main front building line of the dwelling. The proposed first floor element would be 0.6m behind the main front building line of the dwelling. Between these elements would be a mono-pitched roof, 2.5m to the eaves and 3.7m to the ridge.

The proposed extension would be 7.6m in length and be set back 0.9m from the existing rear building line to be in line with the existing rear building line of the kitchen. The extension would be 3.7m in width, matching the existing ground floor. It would have a pitched roof with a gable end facing number 10 The Rise. The height of the proposed extension would be 5m to the eaves

and 7.5m to the ridge. The proposed ridge height would be 0.5m lower than the ridge height of the main dwelling.

The proposed extension would lie along the boundary with number 10 and a letter received on 25 May 2000, confirms that the extension would not overhang the neighbour's boundary. The proposed extension would be 3.5m from the main dwelling of number 10 The Rise. Number 10 has a flat roofed garage and a flat roofed single storey extension to the rear of the garage along the boundary with number 8. These extensions in fill the gap between the main dwelling of number 10 and the boundary between 8 and 10. Number 10 is approximately 0.9-1m higher than number 8. There is a window in the side elevation of number 8, which is obscurely glazed. There would be no windows in the proposed side elevation of the extension.

B. Impact upon the street scene
In having a reduced ridge height (compared to the main dwelling) and being set back from the front of the main dwelling, the extension would be a subservient feature in the street scene. Although some of the front lawn being turned to a parking space, some of the front garden would be retained. Materials used for the extension would match the existing. It is considered that the proposed development would have no detrimental impact upon the street scene, and would therefore would not conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from three to four: therefore in order to satisfy the councils parking standards, there needs to be the provision for three off road parking spaces. This requirement has been met with a garage parking space and two parking spaces on the driveway. Provided that this space is kept for parking, there would be no detrimental impact upon highway safety.

5. **Conclusion** –
It is considered that the proposed development would have no detrimental impacts upon the street scene, neighbouring properties and highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 10 The Rise.

4. 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.

REASONS

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

2. To ensure a satisfactory external appearance.

3. To safeguard the amenities of neighbouring residents and the locality.

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

Natalie Brown

## HIGHWAYS CONSULTATION SHEET

7/8
received after decision issued
MAS.

**From:** Natalie Brown

**Date:** 06 June 2000

**Application Number:** F/2000/1575

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

**Parish:** WOKINGHAM TOWN

**Site Address:**
8, The Rise, , Wokingham.

**Applicant:**
Mr R Jones .

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).

---

SC23 ( parking & garaging)
SR14

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

# Environmental Services

For office use only.
Application number 24 MAY 2000 * 1575

## 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. R. JONES |
| | Address and postcode | 8 THE RISE<br>EMBROOK<br>WOKINGHAM.<br>RG 41 1LY |
| | Phone number | 0118 9 775414 |
| 2 | Agent's Name | |
| | Address and postcode | |
| | Phone number | |
| 3 | Site<br>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. | 8 THE RISE<br>EMBROOK<br>WOKINGHAM |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | 1ST FLOOR SIDE EXTENSION |
| 5 | Are there any trees on the site?<br>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. | ROOF TILES - BROWN } TO MATCH<br>FACING BRICK - RED } EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☑ No ☐ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 4 |
| 10 | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated. ✓<br>b The fee (We have attached a current scale of fees).<br>*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

Date 23 May 09

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

ADDRESS 8 THE RISE PARISH DOK

PLOT No. 130 ORD. SHEET No. 68B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/16/58 | Buckingham | Res Dev | 10/7/58 | C/A |
| B/37/61 | Lawrigs | Dwelling | 26/10/61 | C/A |
| B/19/62 | Lawrigs | House substitution | 31/5/62 | App |
| | | | | |
| 8586x | | Porch Infill | | |
| BR 8395 | MR R. ANTENEY | UTILITY ROOM | 18.6.78 | REF. M |
| BR 8512. | Mr R. Anteney | " " | 9.5.78 | APP W |
| 08276. – | " " | " " | 8.6.78 | N/A C |

DATE OF COMPLETION

MINISTRY DECISION

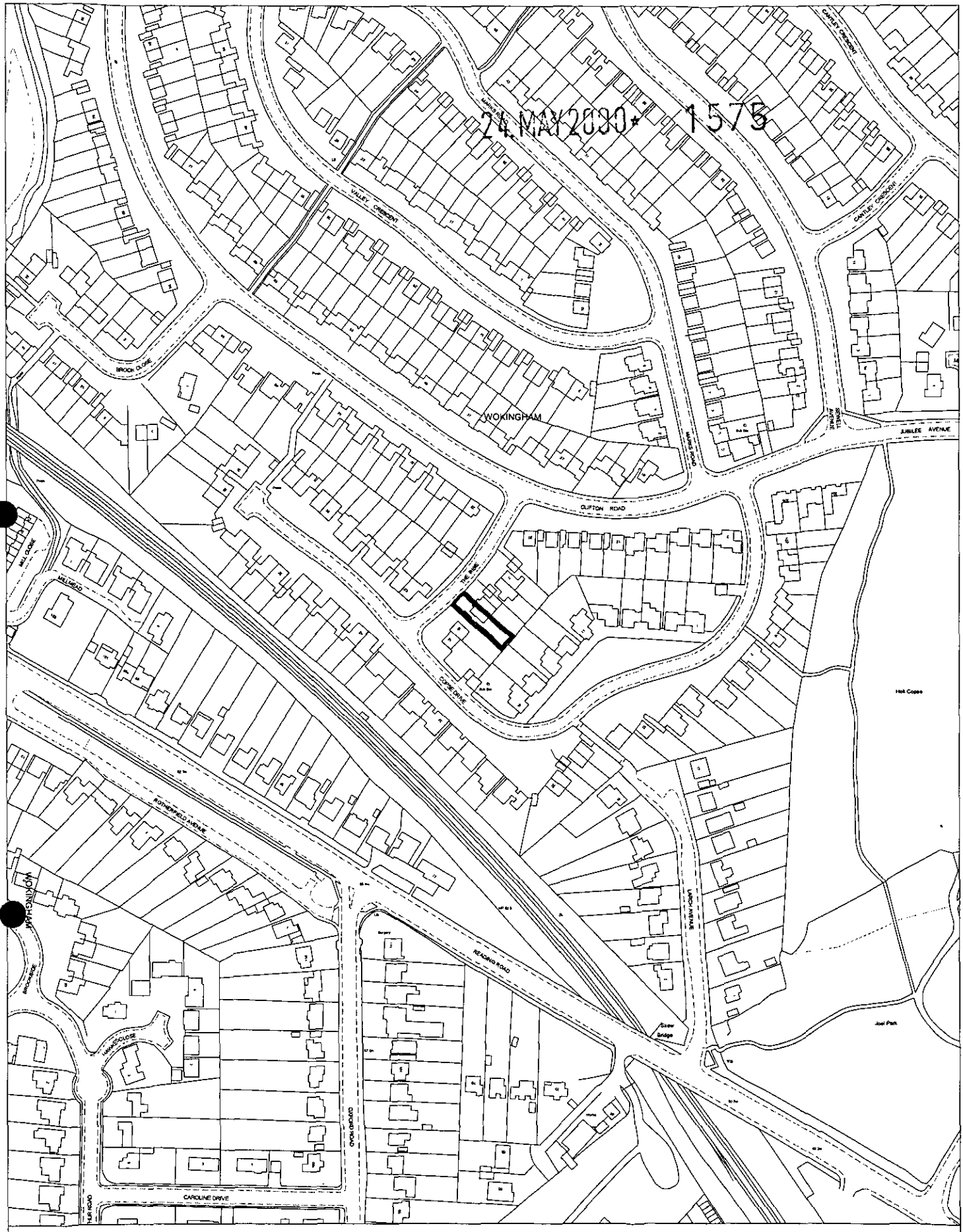
SPECIAL ORDERS

DRAINAGE

091074

24.MAY2000* 1575

24 MAY 2000 * 1575



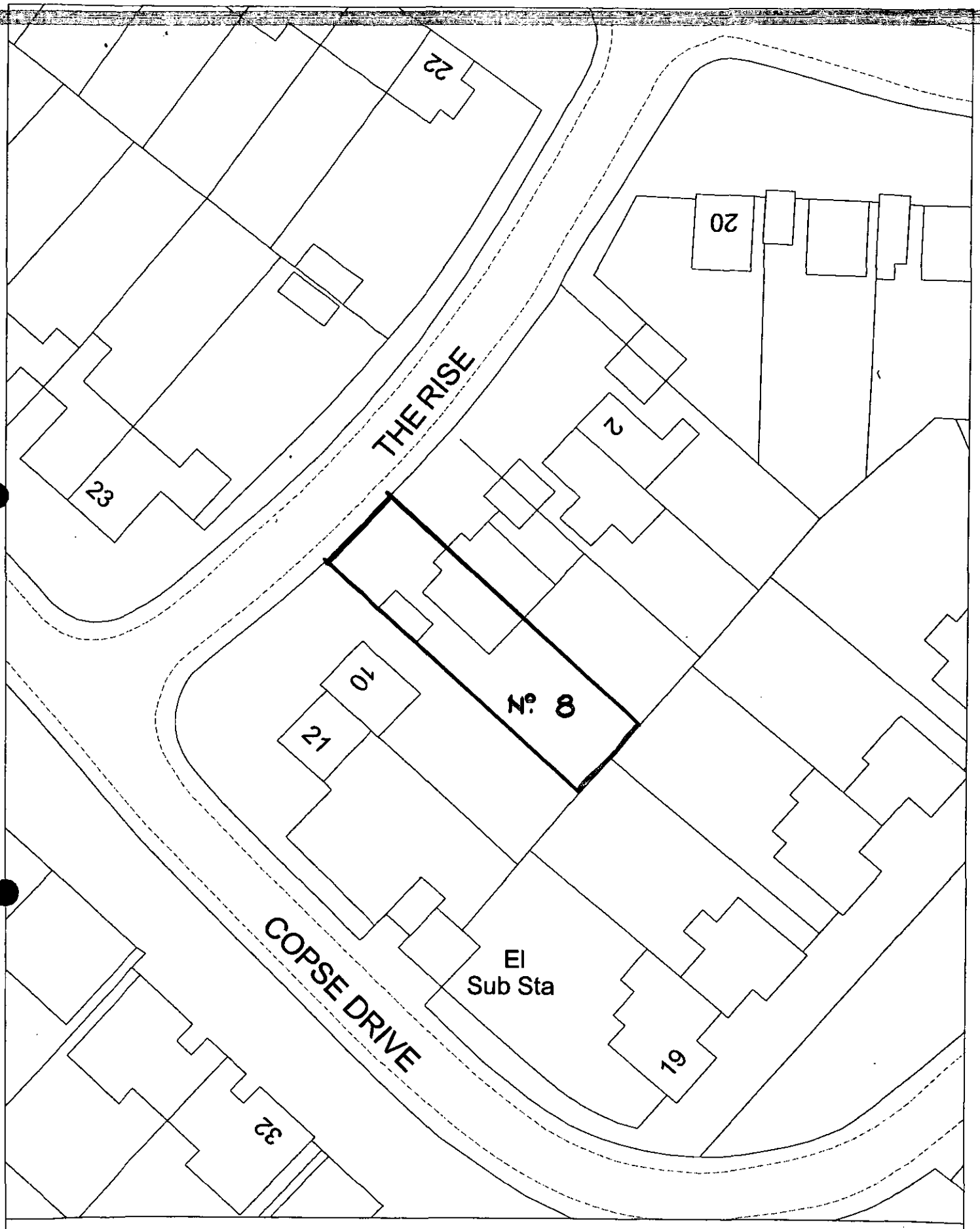

Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 May 2000

N
W E
S




Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

24 MAY 2000 * 1575

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 May 2000

N
W E
S

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 11 December, 2000
My ref. BC/DC/2000/1575
Your ref.

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 R W Jones
8 The Rise
Wokingham
Berkshire
RG41 1LY

Dear Mr Jones

**PLANNING PERMISSION 2000/1575**
**SITE: 8 THE RISE, WOKINGHAM, BERKSHIRE**

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 2000/1575 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 you 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 sincerely

NATALIE BROWN
Planning Assistant

**Received by Wokingham District Council**

# Application No: F/2000/1575

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

**Location:**
8, The Rise, , 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 30/06/2000. 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**

**06 June 2000**

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

*Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.*

*Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross*

## 64. CHAIRMAN

**RESOLVED:** That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

## 65. VICE-CHAIRMAN

**RESOLVED:** That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

## 66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

## 68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

The Committee considered a report on this application as set out on Agenda pages 704 to 708.

**RESOLVED:** That Application No. 2000/1575 be approved subject to the conditions set out on Agenda pages 705 to 706.

**84. APPLICATION NO 2000/1575, PROPOSED FIRST FLOOR SIDE EXTENSION, 8 THE RISE, WOKINGHAM, FOR MR. R.JONES**

**Application No** F/2000/1575 | **Received** 24/05/00 | **Wokingham**

**Applicant:** Mr R. Jones
**Location :** 8 The Rise, Wokingham
**Proposal :** First floor side extension

1. **Planning History** –
The site is located within the identified settlement of Wokingham. There was a utility room built under planning consent 08276 approved on 8 August 1978, which joined the detached garage onto the house.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** -
The proposal is for a first floor side extension above the existing garage, kitchen and shower room forming bedrooms.

3. **Consultations** -
   - ***Wokingham Town Council*** – No objection
   - ***Highways*** – Conditions and informative
   - ***Neighbours*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1
   B. Impact upon the street scene
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1
   C. Impact upon highway safety

A. Impact upon neighbouring properties
The proposed development is for a first floor extension above the existing garage, shower room and kitchen. The garage extends about 3.35m from the main front building line of the dwelling. The proposed first floor element would be 0.6m behind the main front building line of the dwelling. Between these elements would be a mono-pitched roof, 2.5m to the eaves and 3.7m to the ridge.

The proposed extension would be 7.6m in length and be set back 0.9m from the existing rear building line to be in line with the existing rear building line of the kitchen. The extension would be 3.7m in width, matching the existing ground floor. It would have a pitched roof with a gable end facing number 10 The Rise. The height of the proposed extension would be 5m to the eaves

and 7.5m to the ridge. The proposed ridge height would be 0.5m lower than the ridge height of the main dwelling.

The proposed extension would lie along the boundary with number 10 and a letter received on 25 May 2000, confirms that the extension would not overhang the neighbour's boundary. The proposed extension would be 3.5m from the main dwelling of number 10 The Rise. Number 10 has a flat roofed garage and a flat roofed single storey extension to the rear of the garage along the boundary with number 8. These extensions in fill the gap between the main dwelling of number 10 and the boundary between 8 and 10. Number 10 is approximately 0.9-1m higher than number 8. There is a window in the side elevation of number 8, which is obscurely glazed. There would be no windows in the proposed side elevation of the extension.

B. Impact upon the street scene
In having a reduced ridge height (compared to the main dwelling) and being set back from the front of the main dwelling, the extension would be a subservient feature in the street scene. Although some of the front lawn being turned to a parking space, some of the front garden would be retained. Materials used for the extension would match the existing. It is considered that the proposed development would have no detrimental impact upon the street scene, and would therefore would not conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from three to four: therefore in order to satisfy the councils parking standards, there needs to be the provision for three off road parking spaces. This requirement has been met with a garage parking space and two parking spaces on the driveway. Provided that this space is kept for parking, there would be no detrimental impact upon highway safety.

5. **Conclusion** –
It is considered that the proposed development would have no detrimental impacts upon the street scene, neighbouring properties and highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 10 The Rise.

4. 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.

REASONS

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

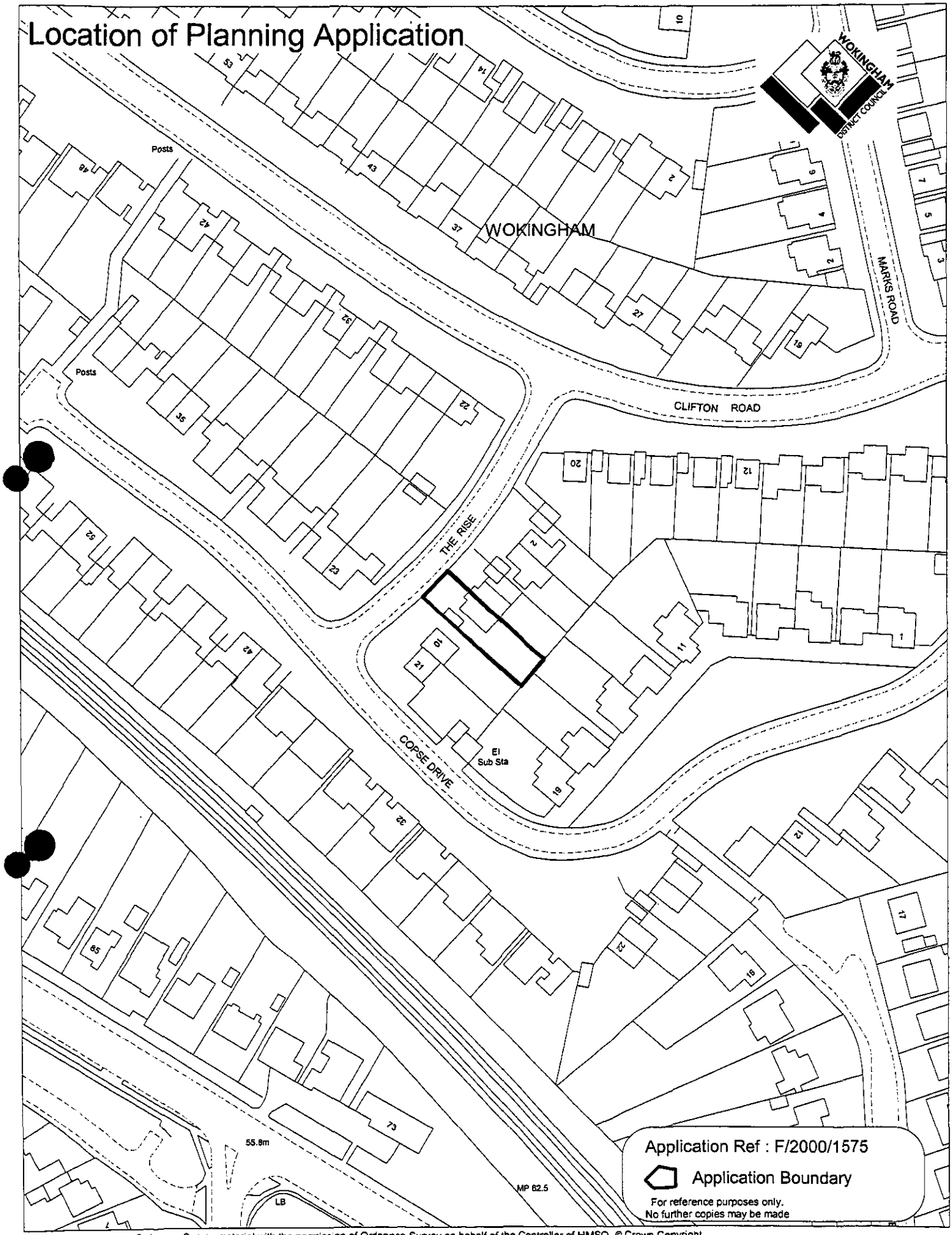
2. To ensure a satisfactory external appearance.

3. To safeguard the amenities of neighbouring residents and the locality.

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

Natalie Brown

# Location of Planning Application




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 1250

N
W E
S

"Xpelair" or similar mechanical extractor fan fitted to bathroom giving 15 L/sec extraction rate.

Anti siphon deep seal traps fitted to bath, w.h.b wastes.
38mm dia waste pipes fitted with rodding eyes taken into exg S+V pipe

**Building Construction Notes:**

Foundations: To be determined & exposed to Building Control Officers requirements

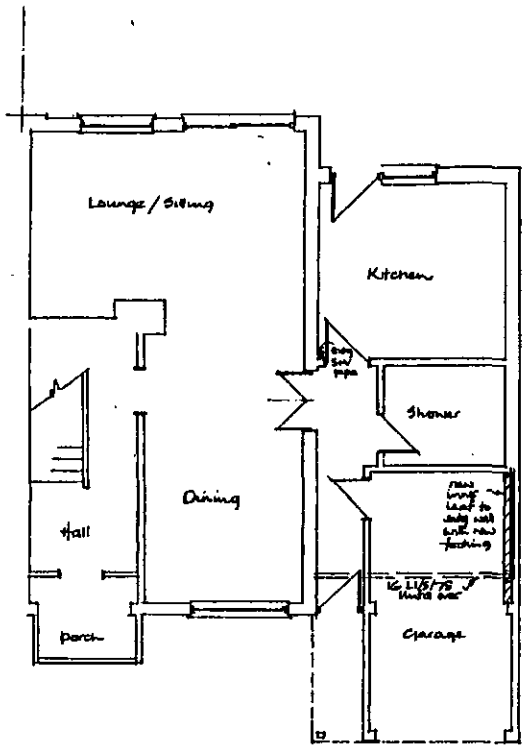
Walls: 105 facing brick, 75 cavity with Rockwool cavity batts in void, 100 Thermalite inner leaf with 15mm plaster internally. 1½ w/s 75 lintels over new openings with min 150 end bearings & leaving insulated void.

Windows: Double glazed units in upvc frames, fitted with trickle vents giving 8000 mm² ventilated openings.

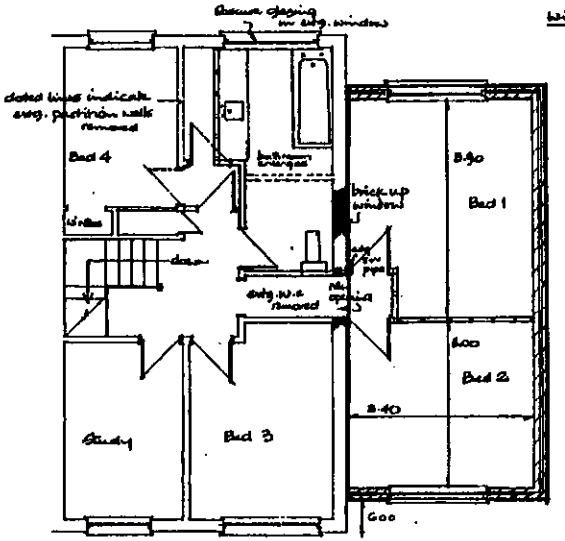
Floor: 19 mm flooring grade chipbd on 200 x 50 joists @ 400 c/c.

Stud partitions: 75 x 50 uprights @ 400 c/c on sole & head plates faced each side with 9.5 p/bd. fibre glass in void.

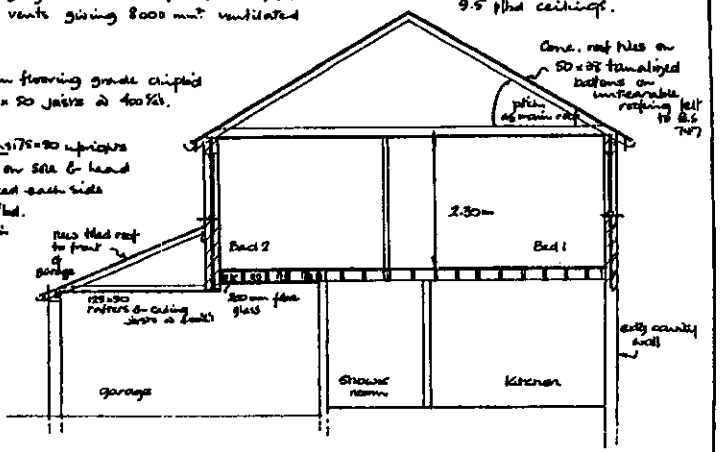
Main Roof: To be either Roof Trusses manufactured & supplied e.g. JENSONS/D.W. ARCHER or 125 x 50 rafters @ 400 c/c with 225 x 75 purlins at mid rafter.
Ceiling joists 125 x 50 @ 400 c/c with 175 x 75 binders @ 1.20 c/c, 200mm fibre glass insulation 9.5 p/bd ceilings.



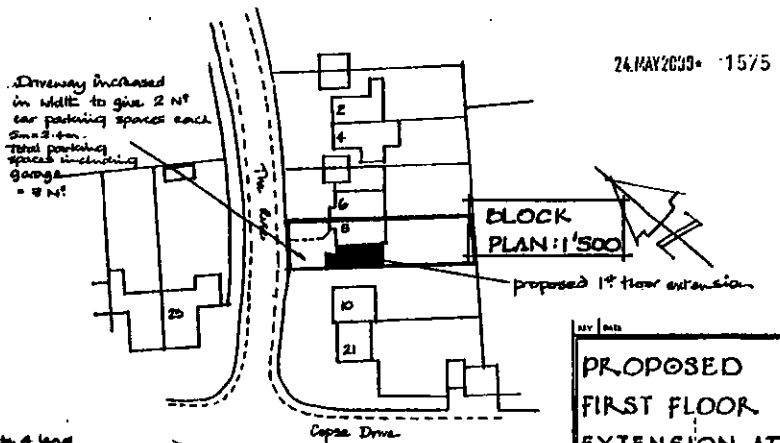

GROUND FLOOR PLAN



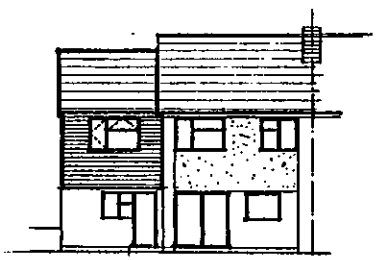

PROPOSED FIRST FLOOR



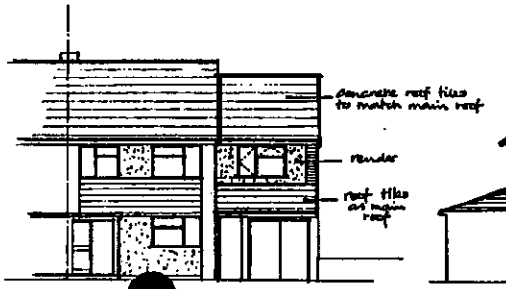

TYPICAL SECTION THRO'



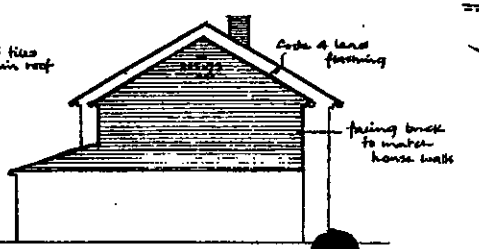

24 MAY 2000 1575



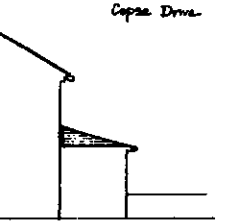
REAR ELEVATION




FRONT ELEVATION




SIDE ELEVATION



SIDE

PROPOSED FIRST FLOOR EXTENSION AT Nº 8 THE RISE EMBROOK WOKINGHAM

Client:
Mr & Mrs R. JONES
Tel: 0118 9 775414

TITLE

| DATE | SCALE | DRAWN | REG No. | REV |
|---|---|---|---|---|
| APRIL 00 | 1/50 & 1/100 | | | |

708

**Application Number F/2000/1575**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC53 2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

SC08 3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side elevation facing 10 The Rise.



SC23 4. 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.

REASONS

SR02 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

SR12 2. To ensure a satisfactory external appearance.

SR05 3. To safeguard the amenities of neighbouring residents and the locality.

SR06 4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and be detrimental to highway safety.

# RECORD OF SITE VISIT

photo 11-13

| | |
|---|---|
| SITE ADDRESS: 8 The Rise Wokingham.<br><br>APPLICATION NUMBER: F/2000/1575 | OFFICER: Natalie Brown<br><br>DATE OF SITE VISIT: 10/6 |

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes - on garage door (left a card advising that SN should be in f. garden so people can read notice)

**2. DESCRIPTION OF SURROUNDINGS**
Residential - established.
open plan f. gardens.
integral garages (flat roof).

**3. DESCRIPTION OF SITE/BUILDING** Rear patio area & lawn
Garden (open plan) driveway & flat roof garage / flat roof covered area with house) garage. Existing 1st fl. side window

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
Semi-D with No 6.
Garage joined to No 10 garage.
x1 f/floor op. glazed window at No 10.

No side windows in garage

No 10 - higher than No 8 app 1m wall with 1.8m fencing ∴ garage (at rear) is substantially higher (flat roof)

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING** 1x garage & driveway. could fit an extra car on f. garden & still retain part of f. garden.

**LEVELS**

**BOUNDARY TREATMENT** low wall at front with 8 & 10. low fencing at rear.

**OTHERS** low wall with 1.8m fencing on top at rear with No 10. 1.8m trellis & shrubs with No 6.

→ at garage level No 10 is ~~[illegible]~~ above No 8

↓

≃ 90cm - 1m

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2000/1575

**Applicant :** Mr R Jones .

**Location :** 8, The Rise, , Wokingham.
**Proposal :** Proposed first floor side extension to dwelling.

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

**Date of Neighbour Notifications :** .....

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

**Date Registered : 24/05/2000**

**Earliest Date for Decision : 30/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 30/06/2000**

**Application Expiry Date: 19/07/2000**

**Consultation Responses :**
WOK TC: 26/6 - no objections.

Highways:

neighbours/SN:

**Planning Issues :** (I'd set)

see committee report.

**Application Number: F/2000/1575**

**Appraisal :**

full committee report

**Recomendation : Approval:** ☐ **Refusal:** ☐
(tick appropriate box)

WOKINGHAM B.C. DEVELOPMENT CONTROL

| Start date: 24 MAY 2000 | |
|---|---|
| Officer: NAB | Application No. F\|2000\|1575 |

**Map No.** 68A **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 8 THE RISE

Parish: WOKINGHAM Ward: .....

Applicant: MR R JONES

**Fee** Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | NO encroachment Note to follow | 24/5 | ✓ 25/5 |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

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

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | 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:

SIN + 6+10 The Rise

15,17+23 Copse Drive

**HIGHWAYS CONSULTATION SHEET**

**From:** Natalie Brown

**Date:** 04 July 2000

**Application Number:** F/2000/1575

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

**Parish:** WOKINGHAM TOWN

**Site Address:**
8, The Rise, , Wokingham.

**Applicant:**
Mr R Jones .

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).

CONDITIONS

SC23 - Parking - insert "parking + garaging"

INFORMATIVE

INO8 (for widening of footway crossing)

**Signed:** _____ 4.7.00 **Print name:** S.N. AYTON

## WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Natalie Brown

**Application Number:** F/2000/1575

**Proposal:** Proposed first floor side extension to dwelling

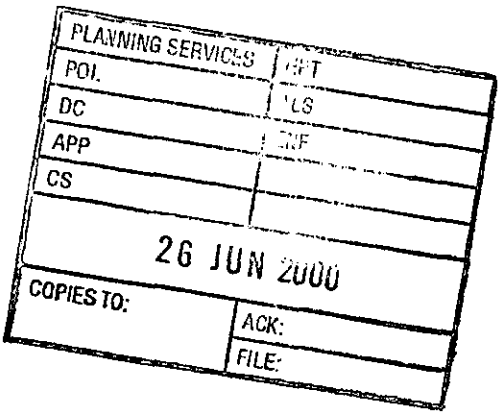
**Site Address:** 8 The Rise, Wokingham.

**Applicant:** Mr R Jones

Your observations are required in respect of this application by **30/06/2000**

---

**No objection**




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

**CLERK TO Wokingham Town Council**

Rec'd 9.00 AM 25/5/00

24.MAY2000* 1575

8 The Rise
Emmbrook
Wokingham
Berkshire
RG41 1LY

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

25TH May 2000

Dear Sir/Madam,

**RE; PLANNING APPLICATION**

Further to my recent submission of planning application for a proposed first floor extension at the address above I am writing to assure you that there will be no overhanging of our extension into next door's (No 10) boundary.

Yours faithfully

RW Jones

ADDRESS 8 THE RISE PARISH DOK

PLOT No. 130 ORD. SHEET No. 68B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/16/58 | Buckingham | Res Dev | 10/7/58 | C/A |
| B/37/61 | Lounge | Dwelling | 26/10/61 | C/A |
| B/19/62 | Lounge | House substitution | 31/5/62 | App |
| | | | | |
| 8586X | | Porch Infill | | |
| BR 8395 | MR. R. ANTENEY | UTILITY ROOM | 18.6.78 | REF. N/ |
| BR 8512. | Mr R. Anteney | " " | 9.5.78 | APP W/ |
| 08276. | " " | " " | 8.6.78 | N/A C/ |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

24.MAY2000* 1575

# Environmental Services

For office use only.
Application number:
24.MAY2000* 1575

## 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<br>Address and postcode<br><br><br>Phone number | MR. R. JONES<br>8 THE RISE<br>EMBROOK<br>WOKINGHAM<br>RG 41 1LY<br>0118 9 775414 |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | |
| 3 | Site<br>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. | 8 THE RISE<br>EMBROOK<br>WOKINGHAM. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | 1st. FLOOR SIDE EXTENSION |
| 5 | Are there any trees on the site?<br>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. | ROOF TILES - BROWN } TO MATCH<br>FACING BRICK - RED } EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☑ No ☐ |

Sheila Jones
Ext 6266
Ed & Cultural Services
Youth & Community

Crystal Mark
Clarity approved by Plain English Campaign

**Please turn over**

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 4 |
| 10 | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated. ✓<br>b The fee (We have attached a current scale of fees).<br>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

Date 23 May 00

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

DO NOT SCALE from this drawing
All dimensions must be verified at the site before writing out; commencing work; or making any shop drawings.

"Xpelair" or similar mechanical extractor fan fitted to bathroom giving 15 L/sec extraction rate.

Anti siphon deep seal traps fitted to bath, W.h.b wastes.
38 mm dia waste pipes fitted with rodding eyes taken into extg S+V pipe

**Building Construction Notes:**

Foundations: To be determined & exposed to Building Control Officers requirements

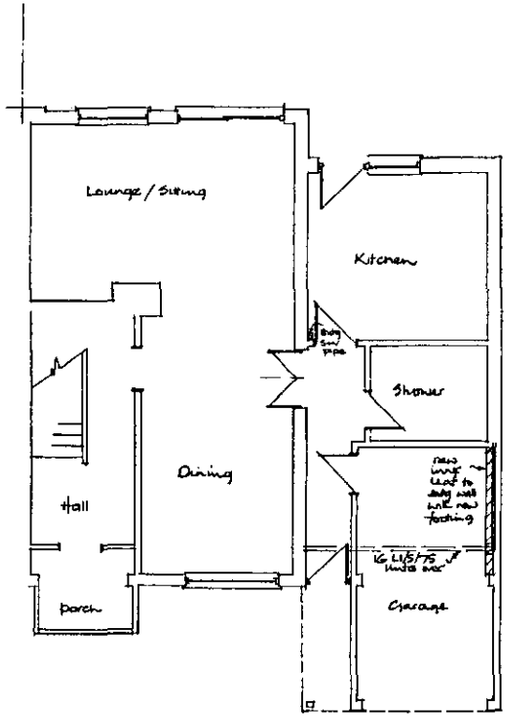
Walls: 105 facing brick, 75 cavity with Rockwool cavity batts in void, 100 Thermalite inner leaf with 18 mm plaster internally. 16 L/s 75 lintels over new openings with min 150 end bearings & having insulated void.

Windows: Double glazed units in upvc frames, fitted with trickle vents giving 8000 mm² ventilated openings.

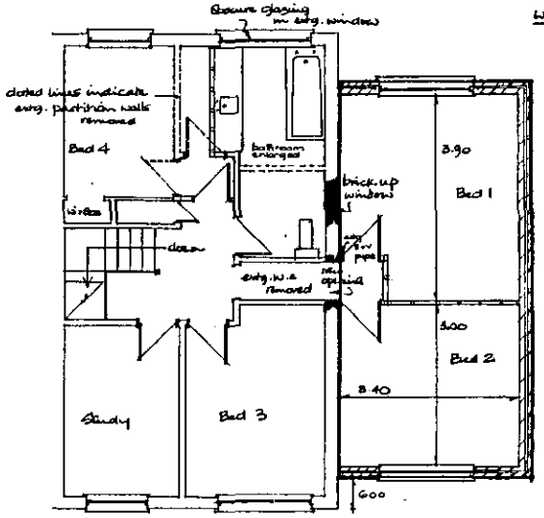
Floor: 19 mm flooring grade chipbd on 200 x 50 joists @ 400 c/c's.

Stud partitions: 75 x 50 uprights @ 400 c/c's on sole & head plates faced each side with 9.5 p/bd. fibre glass in void.

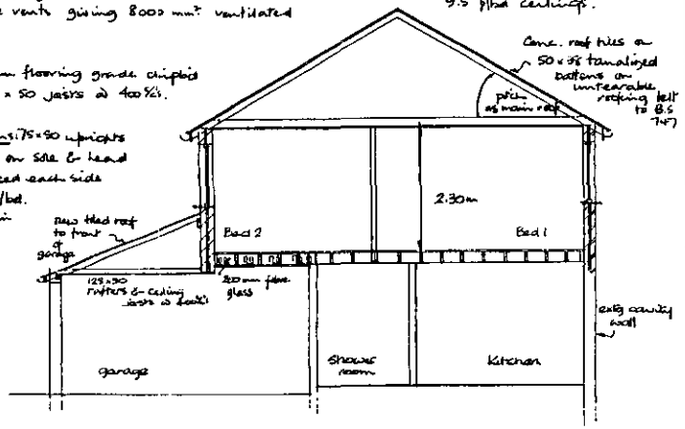
Main Roof: To be either Roof Trusses manufactured & supplied e.g. JENSONS/D.W. ARCHER or 125 x 50 rafters @ 400 c/c's with 225 x 75 purlins at mid rafter.
Ceiling joists 125 x 50 @ 400 c/c's with 175 x 75 binders @ 1.20 c/c's, 200 mm fibre glass insulation 9.5 p/bd ceilings.




GROUND FLOOR PLAN

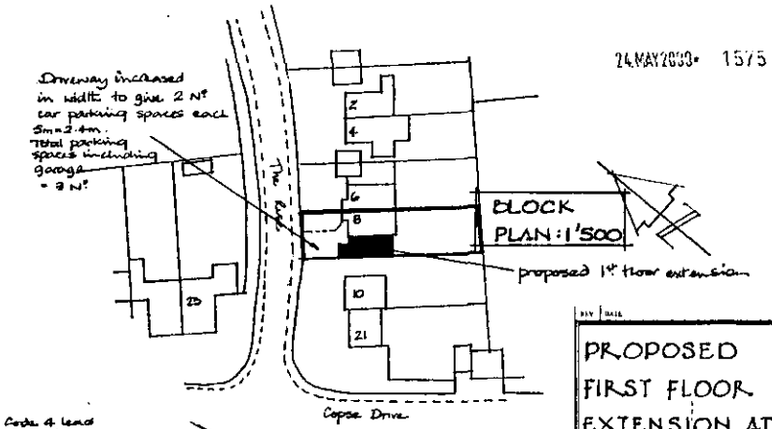



PROPOSED FIRST FLOOR



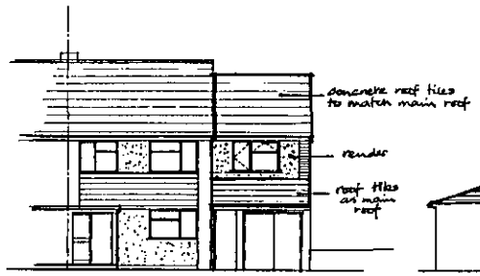

TYPICAL SECTION THRO'

24.MAY2000 1575

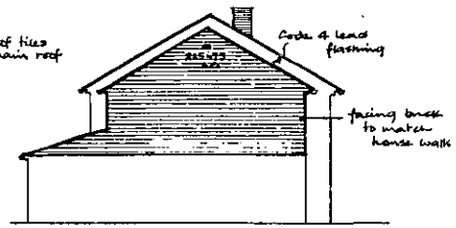




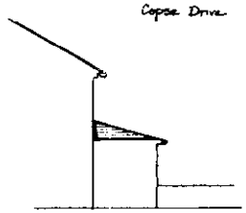

REAR ELEVATION




FRONT ELEVATION




SIDE ELEVATION



SIDE

| REV | DATE |
|---|---|
| | |

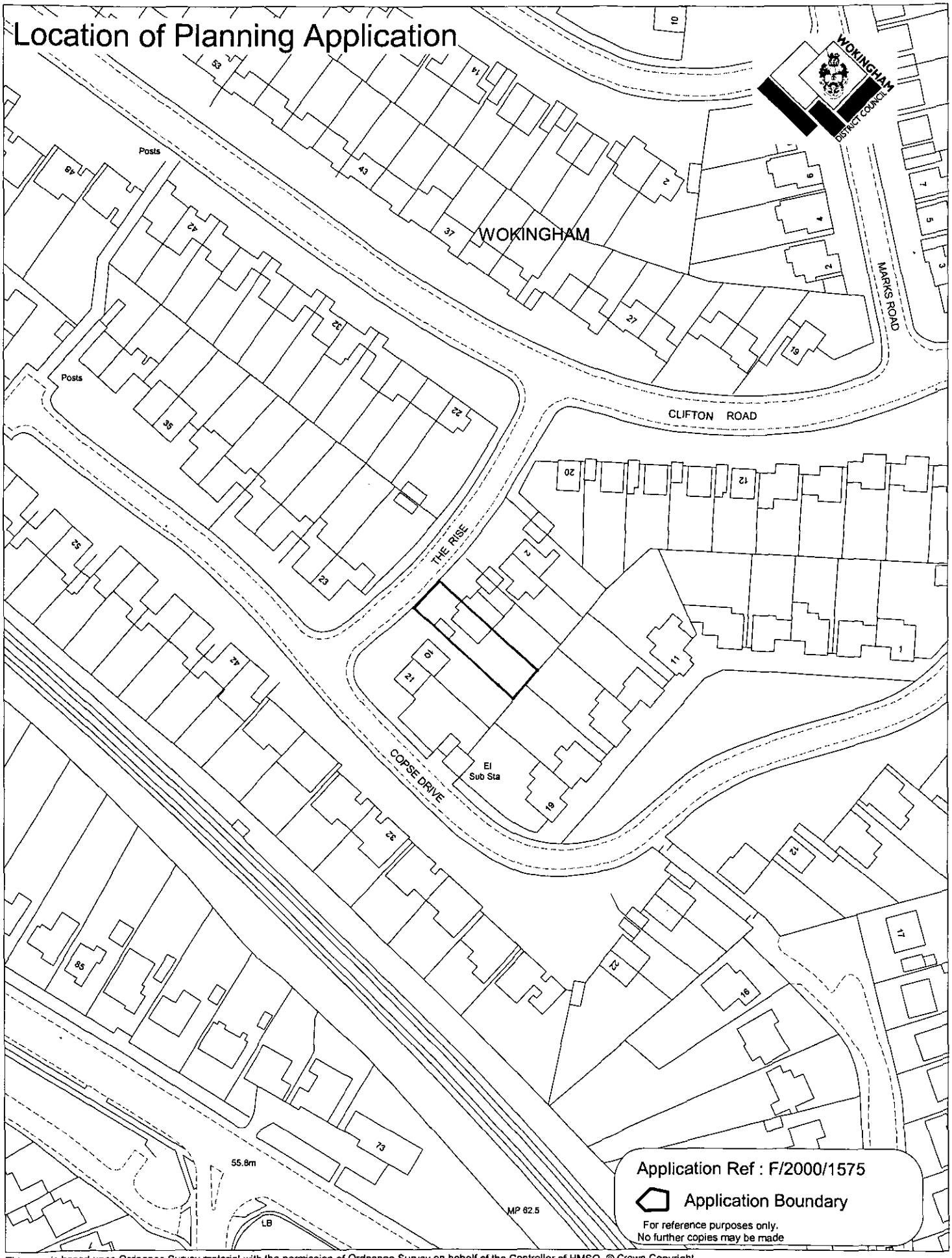
PROPOSED FIRST FLOOR EXTENSION AT N° 8 THE RISE EMBROOK WOKINGHAM

Client:
Mr & Mrs R. JONES
Tel: 0118 9 775414

TITLE

| DATE | SCALE | DRAWN | DRG No. | REV |
|---|---|---|---|---|
| APRIL '00 | 1/50 & 1/100 | | | |

# Location of Planning Application



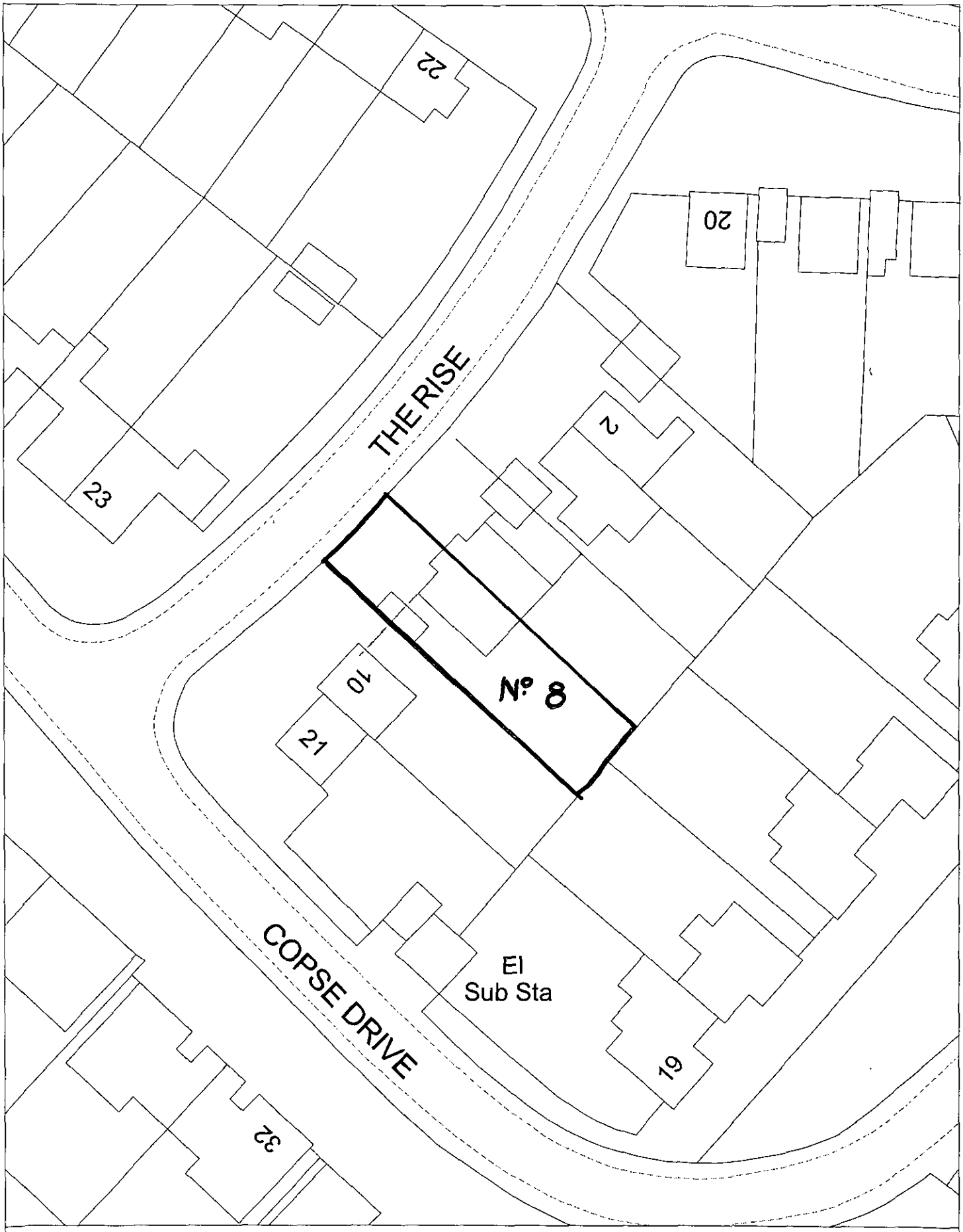

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

17 July 2000

Scale: 1 : 1250

N
W E
S




Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

24.MAY2000* 1575

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 May 2000

N
W E
S