SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/2699

LOCATION:
32 Rectory Road, Wokingham.

APPLICANT:
Mr & Mrs Fullbrook C/O Derek Cann ARIBA

PROPOSAL:
Proposed erection of double garage with games room.

EARLIEST DATE FOR DECISION: **02/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2000

CASE OFFICER: **Natalie Brown**

10.11.01

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fullbrook
C/O Derek Cann ARIBA
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

Application Number: F/2000/2699

Parish: **WOKINGHAM**

Location: **32 Rectory Road, Wokingham**

Proposal: **Proposed erection of double garage with games room.**

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 match 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) 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
4. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
5. Prior to the comencement of the development hereby approved, precise details of the construction of the foundations and floor slab shall be submitted to and approved in writing by the Local Planning Authority. No construction method other than those approved shall be used.

Condition
6. 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 elevation facing 32a Rectory Road of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
4. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
5. In the interests of the future health and amenity value of the mature Oak tree covered by Tree Preservation Order No. 829/1996.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is advised to refer to the individual archaeological brief held on the application file in reference to Condition 4 above.

Informative

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

South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE12, WBE11

John Mitchell
Development Control Manager
Date: 22/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/2699

Proposal:
Proposed erection of double garage with games room.

Location:
32, Rectory Road, , 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 02/12/2000. 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

08 November 2000

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

Tel: (0118) 974 6492

Date: **08 November 2000**

My ref: F/2000/2699

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/2000/2699
32, Rectory Road, , Wokingham.
Proposed erection of double garage with games room.

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/2000/2699**
32, Rectory Road, , Wokingham.
Proposed erection of double garage with games room.
*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: **08 November 2000**

My ref: F/2000/2699

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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32, Rectory Road, , Wokingham.
Proposed erection of double garage with games room.
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: **08 November 2000**

My ref: F/2000/2699

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2699**
32, Rectory Road, , Wokingham.
Proposed erection of double garage with games room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 8 March 2001
My ref. JRM/SB/2000/2699
Your ref.

Mrs Fulbrook
32 Rectory Road
WOKINGHAM
Berkshire

FIRST CLASS

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 Mrs Fulbrook

PLANNING APPLICATION 2000/2699 - PROPOSED ERECTION OF DOUBLE GARAGE WITH GAMES ROOM

I refer to our recent discussions on this matter and apologise for the delay in getting back to you. I have looked carefully at the permissions granted on the adjacent properties and it would seem unreasonable of the Council to insist that you should proceed with an archaeological survey when it has not been required for similar developments on adjoining plots.

Accordingly, I consider it reasonable for your development to proceed.

I think however that if the builders would find anything that might be of archaeological interest it would be helpful if they stopped work and notified me immediately.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Reply Req
PLANNING SERVICES | HPT 38881
POL | TLS
DC NK | ENF
APP |
CS |
19 JAN 2001
COPIES TO: | ACK:
FILE: 19.01.01

Mr. & Mrs. M. G. Fullbrook
'Hannaford'
32 Rectory Road
Wokingham
Berkshire RG40 1DN

Tel: (0118) 977 4530
Fax: (0118) 977 0379

Dear Mr. Mitchell,

re: Application Number F/2000/2699

Above named property

I refer to Mr. D. Conn's letter to you dated 10.01.01, a copy of which I enclose.

Having now had an opportunity to read through condition (4) of our planning approval regarding the specifications involved in the archaeological watching brief, I feel the requirements are extreme for such a minor project.

I would like to bring to your attention planning permission recently obtained at 32A Rectory Road, the property adjacent to ours. The building of a new kitchen, dining room and large double garage currently under construction at 32A is merely yards away from our property, and yet this was approved without the need for any archaeological investigations.

I presume I now have to appeal to the Secretary of State for the Environment and would therefore appreciate your written response so that I may pursue the matter.

Yours sincerely,

S Fullbrook

MRS. S. FULLBROOK

c.c. Mr. D. Conn.

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Development Control Manager
Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

Letter I.d 38603

ref 00013
10th January 01

Dear Mr Mitchell.

Proposed new Garage and Games Room
'Hannaford'
32 Rectory Road, Wokingham.
Application Number: F/2000/2699

I am please that you have been able to grant consent to the above, but was most alarmed with condition 4- requiring an archaeological 'Watching Brief'.
Whilst one appreciates the need to note our past, the brief obtained from Babtie may be suitable for a major development, but is really over the top for a private individual.
The financial cost could be out of all proportion to the scale of the proposal development.

This requirement seems to be made on no better evidence than the site is near the Town and would appear to be a case of closing the door after the horse has bolted.
If you care to look on your records you will note that two large extension have already been made to the house and the excavations for the foundations did not (as far as we were able to observe) give any indication of built up ground nor did we find any artefacts.
The new proposal is to be built between two established Oak trees of some age and close to earlier excavated ground.

Because of the trees we will have to construct a slab foundation – probable no more than a garden dig depth with some small bore piles.

We would have no objection to the Babtie Archaeologist coming on site when excavation is taking place for him to make his records.

It would appear from the brief that if something was found, my client would be required to finance an archaeological investigation of an indeterminate cost /time implication.
This sort of imposition can not be acceptable, just to build a couple of domestic garages.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 30 April 2001
My ref. SB/F/2000/2699
Your ref.

Derek Cann ARIBA
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

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

Dear Mr Cann

PLANNING APPLICATION F/2000/2699
32 RECTORY ROAD, WOKINGHAM

I am writing in connection with your recent e-mail to Karen Satterford and John Mitchell regarding an outstanding reply to your letter of 10 January in connection with the above site.

It appears there has been some confusion as your client, Mrs Fullbrook also wrote to John Mitchell on 17 January querying Condition 4 of the consent. A reply was sent to Mrs Fullbrook on 8 March.

I apologise that you did not receive a separate reply, however, I enclose herewith a copy of that letter for your records.

I hope this is of assistance.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

Encl

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Development Control Manager
Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

29th February 01

Dear Mr Mitchell.

Application F/2000/1171 and F/2000/2699

Please find enclosed copy of letters sent to your department on the 9th and 10th January 2001

The letter for The Green was requesting a very minor amendment and could have been dealt with by return.

On both letters no acknowledgement of receipt has been received, nor even a note to say the matter is being dealt with a named officer.

Yours sincerely

Derek Cann

attached to a letter received on 5 March.

already dealt with by John 8/3.

PLANNING SERVICES	40760
POL	TLG
DC NB	ENF
APP	
CS	
06 MAR 2001	
COPIES TO:	ACK:
JLM.	FILE:

Reply Req

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

TO BE FILED

already dealt with by John on 8/3

38603

NB heading

Development Control Manager
Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 00013
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Yours faithfully

Derek Cann RIBA

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

PLANNING SERVICES	HPT 38603
POL	TLS
DC NB	ENF
APP	
CS	
12 JAN 2001	
COPIES TO:	ACK:
	FILE:

Reply Req

Development Control Manager
Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 00013
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Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date April 18, 2001
My ref. JRM/TAB
Your ref.

Derek Cann RIBA MAPS
Chartered Architect
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

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

Dear Mr Cann

OUTSTANDING CORRESPONDENCE

Thank you for your letter of the 28th March 2001.

I do apologise for the delay in replying to correspondence. You will however appreciate that the Development Control Service has been labouring for some time under a considerable workload and priority has been given to handling planning applications.

The backlog of work involved with planning applications has now substantially reduced and more time is available for handling correspondence. I realise that one of the adverse consequences of concentrating on determining planning applications has been that answering correspondence has suffered but I do hope to improve in the future.

This service is currently beginning its best value review and your comments will be taken into account and form part of this.

I apologise again for any inconvenience you may have suffered.

Yours sincerely

JOHN MITCHELL
Development Control Manager

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

REPLY BY
12 APR 2001

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

PDC
LC
CS 4/8/01
COPIES TO: 2/4/01

28th March 01

Dear Mr Mitchell

Outstanding Correspondence.

The following letters have been sent to your department.
The delay in replying is quite an unacceptable state of affairs; it causes problems with my dialogue and relationship with my clients who cannot understand what the delay is all about.

1) **Application F/2000/1171 22 The Green. Woosehill.**
Letter sent requesting a minor amendment on 9th January and follow up letter 29th Feb.
Letter received to day to say a planning application is now required. That is 11 weeks for a simple response. Needless to say the revised window is in place, I could not wait any longer for your reply. It makes it all very difficult.

JRM received 2/3

2) **Application F/2000/2699. 32 Rectory Road. Wokingham.**
Letter sent with query on conditions on 10th January again with follow up letter 29th Feb.
No Reply

FH

3) Letter sent **re 50 McCarthy Way on the 19th February** with a question of access.
I received a reply from Thames water in a matter of days to say they would not be happy with building over a manhole. A copy was sent to WDC.
No Reply

Yours sincerely

Derek Cann

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

19th February 01
ref. 0103

Dear Sir or Madam:

Proposed Garage to side of
50 McCarthy Way Wokingham

My client would like to erect a garage to the side of the above subject to agreement with Thames Water to build over a sewer and planning consent.

Can you give your opinion on the likely response to a planning application for a garage and the change of use of the existing garage to a habitable room?

If a Garage is unacceptable can a parking area be constructed with a new access from either McCarthy way or from Elgarth Drive?

Yours sincerely

Derek Cann

Development Control Manager
Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

29th February 01

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Yours sincerely

Derek Cann

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 2 April 2001
My ref. JRM/SB
Your ref.

Derek Cann RIBA MAPS
Chartered Architect
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

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 Cann

OUTSTANDING CORRESPONDENCE

I acknowledge receipt of your letter of 28 March which is receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2699

Applicant : Mr & Mrs Fullbrook C/O Derek Cann ARIBA.

Location : 32, Rectory Road, , Wokingham.
Proposal : Proposed erection of double garage with games room.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/10/2000

Earliest Date for Decision : 02/12/2000

Latest Consultation Date/Site Notice Expiry Date : 02/12/2000

This application will have expired on: 25/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
WOK TC: 11/12, object on the grounds that it would be overbearing to 32a
Highways - conditions
Archaeology - 30/11 - Archaeological implications
Trees: 5/12 - request precise details of construction of foundations/ floor slab prior to approving the app.
Neighbours/SN: none received.

Planning Issues : (ID'd sett fronting green route).

Application Number: F/2000/2699

Appraisal :

See attached sheet

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

Application Number F/2000/2699
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	C001	R001	full perm. 5 yrs
②	C014	R014	ex-finishes to match
③	C049	R049	garages to be retained
④	C183	R183	Archaeological watching brief
⑤			prior to the commencement of the development
			hereby approved, precise details of the construction of
			the foundations and floor slab shall be submitted to and
			approved in writing by the LPA. No other construction
			method other than those approved shall be used
		Reason:	In the interests of the future health + amenity
			value of the mature oak tree covered by TPO No 829/1996.
⑦			
		Informative:	The applicant is advised to refer to the individual
			archaeological brief held on the application file
			in reference to condition 04 above.
⑥	C044	R044	No windows to be inserted
			ins: side elevation facing 32a Factory Road.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1, SE1, SE12
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~NO3~~ NO3, WE1, WE12, WE11
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

22/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 32 Rectory Road Wokingham.

APPLICATION NUMBER: F/2000/2699

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - entrance to property

2. DESCRIPTION OF SURROUNDINGS

Residential - detached dwellings fronting (but set back from) Green Route.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan

Garage of Nº 32a along boundary with 32

5. SITE CONSTRAINTS

TREES TPO (Oak) on site near to where garage is proposed to go.

ACCESS/PARKING → from Rectory Rd.

LEVELS

BOUNDARY TREATMENT trees + shrubs with 32a + fencing. fencing with 32a.

OTHERS

Application Number: F/2000/2699

Appraisal:

Development

Proposed double garage with games room. It would be a tandem garage with the games from at the rear. It would be 19.5m in total length and be 4.4m in width. It would have a pitched roof 2.4m to the eaves and 3.6m to the ridge. The games room would be at a higher level due to the slope of the ground. It would have similar eaves/ridge height to the garage but because of its higher elevation when viewed from the east and the north, it would be 0.5m higher than the garage roof.

No. 32 is located behind No.32a, with the main dwelling of No. 32a is approximately 1m from the boundary with No.32. As the plans for the infill extension at 32a (consent F/2000/2748) shows, there is 13.5m of building line along the boundary with No. 32 forming bedroom and bathroom accommodation. This has a mono-pitched roof 4.5m to the ridge. There are no windows in the side elevation of this part of 32a.

The proposed development at No.32 would be level with the front of the extension at No.32a, and would therefore extend approximately 6m beyond the rear building line at No. 32a.

1) Impact upon neighbouring properties
   The proposed development would be along the boundary with 32a (which in turn has some development along the boundary). The proposed development would have a pitched roof, which would help to take the massing away and there would be no windows in the side elevation. It is recommended that there be a condition added to ensure no windows are added in the future. Despite the large length of development being built along the boundary, it is not considered that this would be overbearing as it would be single storey with a pitched roof, and be set back slightly from the boundary. It would also be largely obscured from No.32a by No.32a's existing extension along the boundary.

2) Impact upon the character of the streetscene
   The proposed development would be obscured from the road frontage by the dwelling of No.32a, in any case it is single storey and materials would match existing so is considered that there would be no adverse impacts upon the character of the street scene.

3) Impact upon highway safety (parking provision)
   Provided that the garage space remains for such a use, there would be no adverse effects.

4) Impact upon the health and amenity value of the TPO oak tree
   The Senior Arboricultural Officer met the applicants prior to the application being submitted due to the close proximity of the mature oak covered by a TPO. It is recommended that a condition is added for the applicants to provide details of the construction of the foundations and floor slab prior (to be approved by the LPA) prior to the commencement of any building works.

Approval: ✓ ~~**Refusal:**~~

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb002

Your ref As below

17th July 2001

Ms Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

NB

PLANNING SERVICES | HPT 05899
POL | TLS
DC NB | CIF
APP
CS
18 JUL 2001
COPIES TO: | ACK:
FILE:

Dear Natalie

APPLICATION F/2000/2699
32, Rectory Road, Wokingham

Please file on application file.

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

Following a site visit to the above address I have concluded that an archaeological is *not required to the above planning application.*

This is due to the small scale of the development.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
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Chelmsford
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Edinburgh
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Oxford
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Telford
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Hong Kong
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 OCT 2000	Map No. 75B Site 025
Officer: ~~KM~~ NAB / Application No. F/2000/2699	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DOUBLE GARAGE with games room

Location: 32 RECTORY ROAD

Parish: WOKINGHAM Ward: Norreys
8.11.2000 FB

Applicant: MR/MRS FULLBROOK

Fee Received 95-00 Required ..... Additional ..... Refund .....
(S)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.1.2000 - B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N in Rectory Road
+ 25, 27, 30, 32a, 34a, 36, 36a Rectory Road
4 Glebelands Road
Sunbirds, Glebelands Road
Flats 1-7 Charlecombe House, Rectory Road

37595

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

TLS
ENF

Case officer: Natalie Brown

Application Number: F/2000/2699

11 DEC 2000

Proposal: Proposed erection of double garage with games room

COPIES TO:
ACK:
FILE:

Site Address: 32 Rectory Road, Wokingham

Applicant: Mr & Mrs Fullbrook C/O Derek Cann ARIBA

Your observations are required in respect of this application by **02/12/2000**

Object - on the grounds that it will be overbearing on the neighbouring property no 32a.

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 5th December 2000

Location: 32 Rectory Road, Wokingham.

Proposal: Erection of double garage with games room.

Application Number: F/2000/2669

In response to your consultation dated 8th November 2000 for the above application, the arboricultural comments are as follows:

The mature Oak tree is included in Tree Preservation Order No. 829/1996.

The proposed construction is closer to the tree than is normally acceptable. However, I met with the applicants prior to the application being submitted to discuss how the building could be constructed without damaging the tree.

In principle the use of pile foundations with surface water being drained beneath the floor slab should be acceptable. Any excavations for the construction of the floor slab will need to be kept to an absolute minimum. As this is crucial to the welfare of the tree I feel we need to obtain precise details of the construction of the foundations and floor slab prior to approving the application.

Neil Etherington
Senior Arboriculturist

6/12 9.25am -
need to phone agent to tell him the above - our wife was engaged

4pm - spoke to agent.
→
① Pile foundation.
② Rain water under slab back into ground.
→ Agent says could it be added on as a condition.

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 08 November 2000 09 NOV 2000

Application Number: F/2000/2699

Proposal: Proposed erection of double garage with games room..

Site Address:
32, Rectory Road, , Wokingham.

Applicant:
Mr & Mrs Fullbrook C/O Derek Cann ARIBA.

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

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref CO/HMC

PLANNING SERVICES	HPT 37218
POL	TLS
DC NB	ENF
APP	
CS	
30 NOV 2000	
COPIES TO:	ACK:
	FILE:

28th November 2000

Ms Natalie Brown
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

PLANNING APPLICATION F/2000/2699
32, RECTORY ROAD, WOKINGHAM

The above planning application has an archaeological implication.

I enclose an individual written archaeological brief for the above property..

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
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Babtie Group Ltd
Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

32 RECTORY ROAD, WOKINGHAM
BRIEF FOR AN
ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

32, RECTORY ROAD, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the rear of 32 Rectory Road, Wokingham, at grid reference SU 8130 6896.

3 PLANNING BACKGROUND

3.1 Planning application number F/2000/2699 submitted to Wokingham District Council, proposes the erection of a double garage with games room.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies behind the early township of Wokingham, it is possible that parts of the early town spread out as far as Rectory Road. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

November, 00 © Babtie Group

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results

- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 November 2000

Application Number: F/2000/2699

Proposal: Proposed erection of double garage with games room.

Parish: WOKINGHAM TOWN

Site Address:
32, Rectory Road, , Wokingham.

Applicant:
Mr & Mrs Fullbrook C/O Derek Cann ARIBA.

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).

C04A, R04A.

Signed: _____ **Print name:** Adam Coggins

14/11/00

Recd 27.10.00 2.30 PM.

DEREK CANN
ARCHITECT

30.OCT.2000* 2699

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 00013
27th October 00

Dear Sir/Madam.

Proposed new Garage and Games Room
'Hannaford'
32 Rectory Road, Wokingham.

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0013 / 02.
Cheque in the sum of £95.

As the above proposal is near two oak trees that my client is keen to retain, I have had initial discussions with Mr Neil Etherington on the best way to build alongside the trees and cause as little damage as possible.
Following talks on site it is envisaged that the foundations would be piled and a system of feeding rainwater back under the slab to retain moisture to the roots is envisaged.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

1933

(3)

ADDRESS 32 RECTORY ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
43214	MR & MRS M. HILLBROOK	2/St. H.C. NEW PITCHED ROOF OVER G. ANNEX & NEW ENTRANCE VESTIBULE.	12.9.96	C
96/63968/F	"	S/St. EXTENSIONS	12.9.96	C
FP96/5454	"	ALTS/ADTS.	8.7.96	APP
96/64408/F	"	2/St. EXTENSION	4.11.96	C
FP97/6036	"	"	23.01.97	APP

MINISTRY DECISION

SPECIAL ORDERS

2/

ADDRESS 32 RECTORY ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision		Decision
9/69/65 9013 M	Mr Buchanan	Erect house in garden of 32. Erect double garage	30/6/66		C/A
8/13/68	Mr Richards	Erect 1 house & garage (9/69/65 refers)	17/10/68		C/A
BR/219/72		Marley double garage (9/69/65)	31/8/72	3/3/72	C/A
R/248/72 9064M		Internal alt to form bedroom & bathroom	19/10/72	12/10/72	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 33062 4' BOUNDARY FENCE 9.689. N

ADDRESS 32 Rectory Road (Hannaford) PARISH Dolingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P. 7.		Erect 1 private dwelling	9/9/48	App
539 TP	L. Fowler	Erect 1 house & garage east of Hannaford	9/4/53	C/A
582 TP.	L Fowler	Erect 1 house & garage (Clearfields)	13/8/53	App
R/5/58		Add single storey dining room to house	13/2/58	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 829/96 TPO 877/97

DRAINAGE

30.OCT.2000* 2699

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr & Mrs M. Fullbrook
	ADDRESS	32 Rectory Road Wokingham
	POST CODE	RG40 1DN Tel 0118 9786895
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	32 Rectory Road
4	ABOUT THE APPLICATION Give brief details of the proposal e.g. two storey side extension.	To build double garage with games room
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES no change to existing trees
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brickwork / tiles as existing house . No32
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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:4	Proposed:4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

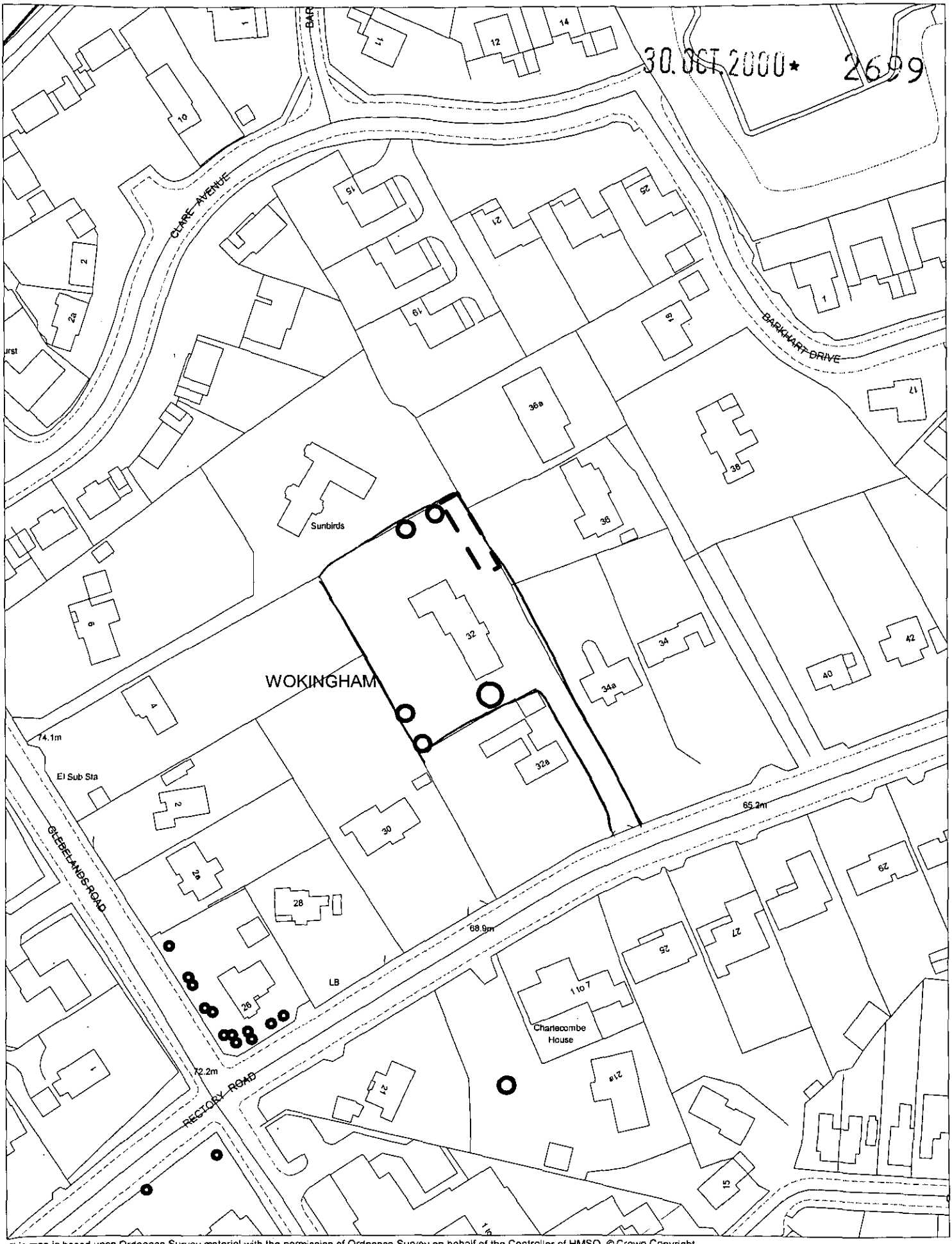
* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF Mr&Mrs Fullbrook

DATE 27th October 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

6 November 2000 Scale: 1 : 1250

N
W E
S